



3994 Wequiock Road, Green Bay, WI

Property Features

- Former grade school for sale or lease
- Perfect use for Corporate Tech Campus, technical learning institutions, community gathering functions, retreat center
- Sits nicely on 11 acre parcel just minutes from Green Bay just off Highway 57 on Wequiock Road
- Currently built out as school with large classrooms, library gathering area and large gymnasium
- Located just minutes from the University of Wisconsin Green Bay
- High visibility along the Hwy 54/57 corridor to Door County
- Easy access to Interstate 43; ample paved parking; monument signage

Details

Join neighbors Copper Leaf Stables, Club Chalet Supper Club, BP, Royal Scott Golf Club, Weidner Center, Kress Events Center and the UW-Green Bay campus.

Highway 57 serves as a primary route heading north to Door County, offering a convenient drive through picturesque countryside. As a well-maintained highway, it provides direct access to the region's charming coastal towns, wineries and recreational attractions.

PRICE	\$1,400,000
LEASE RATE	\$12,000/MONTH
BUILDING SIZE	27,347 SF
LOT SIZE	11.369 ACRES
PARCEL #	SC-283
MUNICIPALITY	TOWN OF SCOTT
ZONING	X-4 (EXEMPT)
COUNTY	BROWN

For more information:

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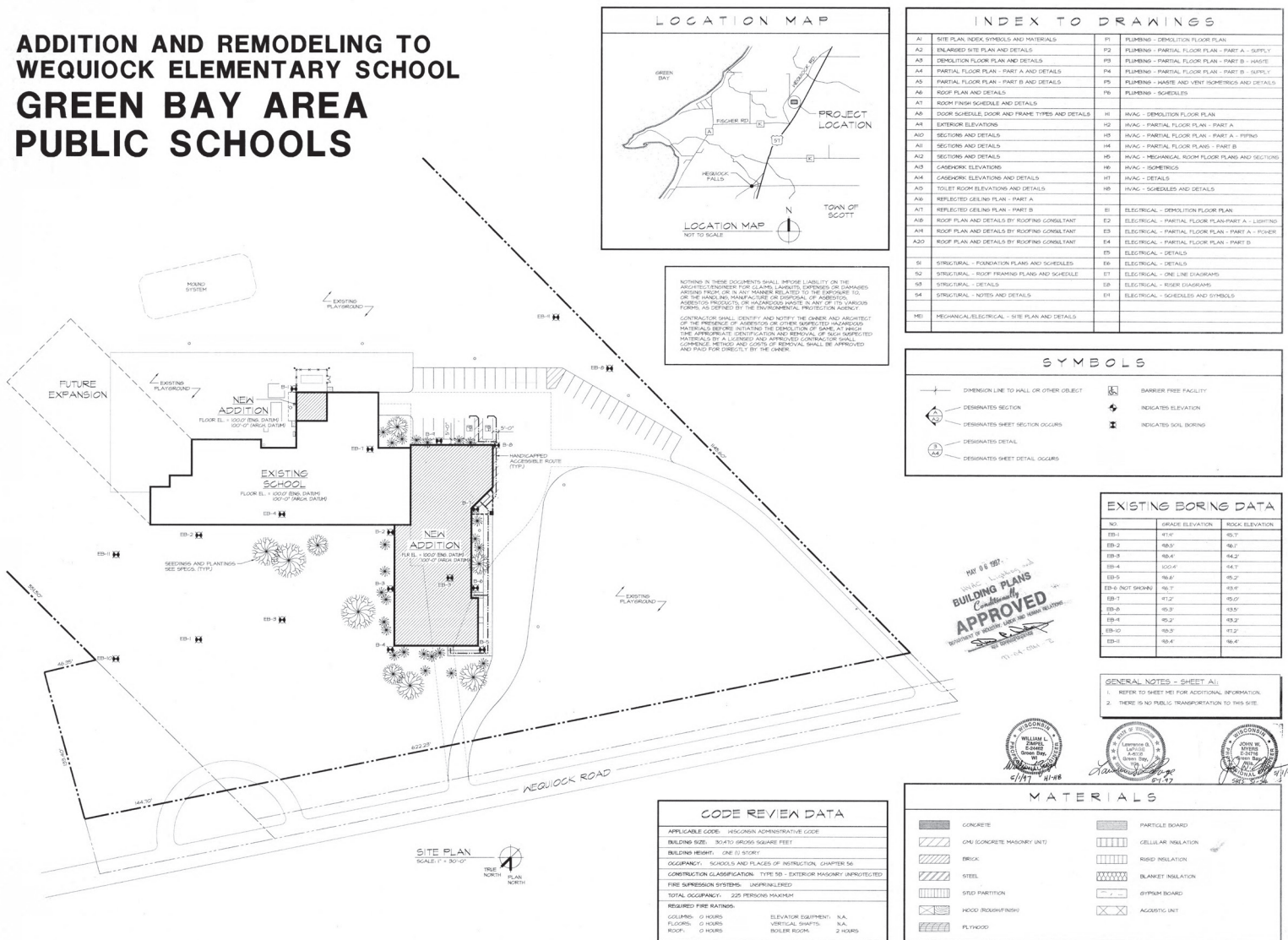
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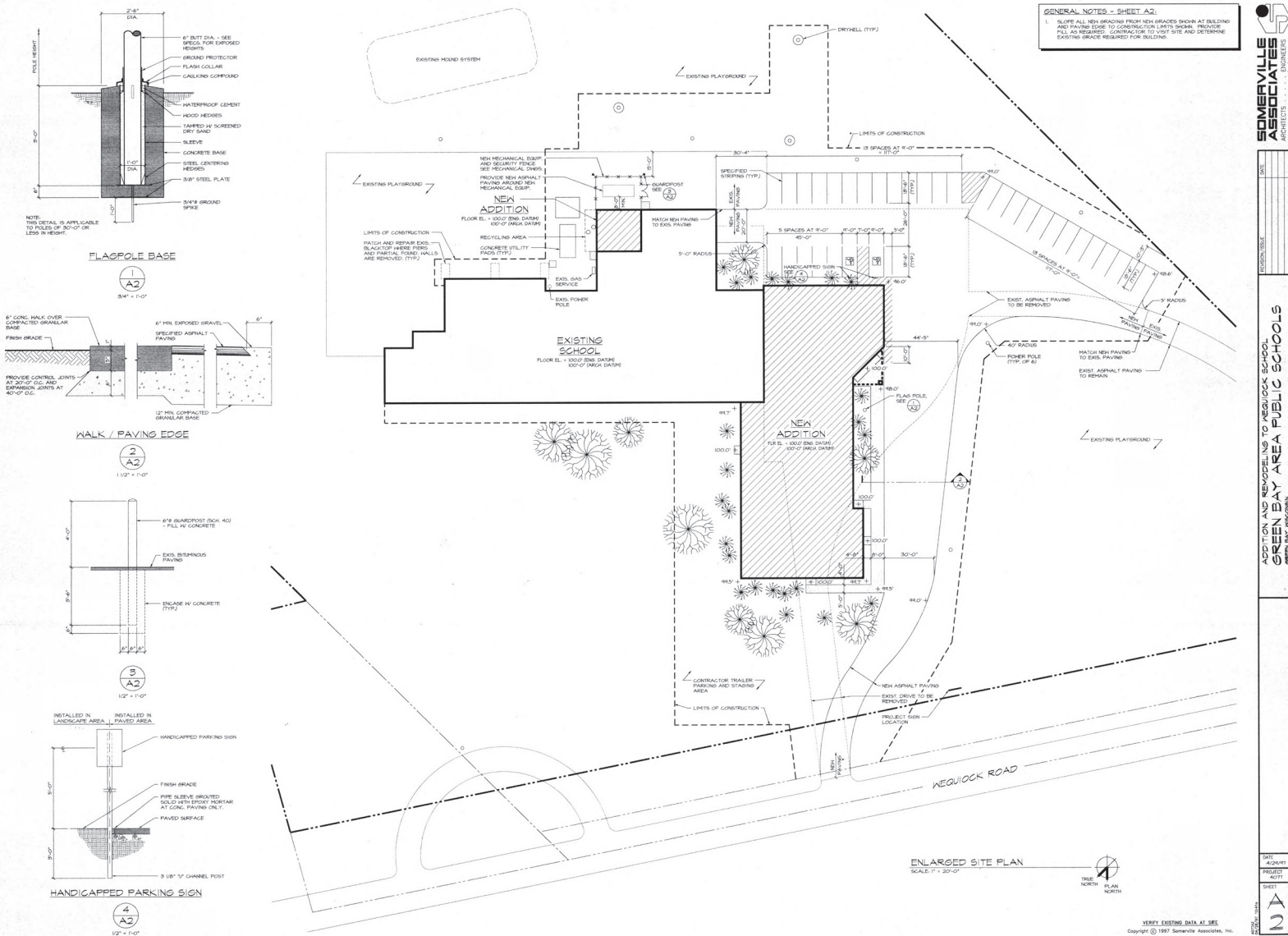
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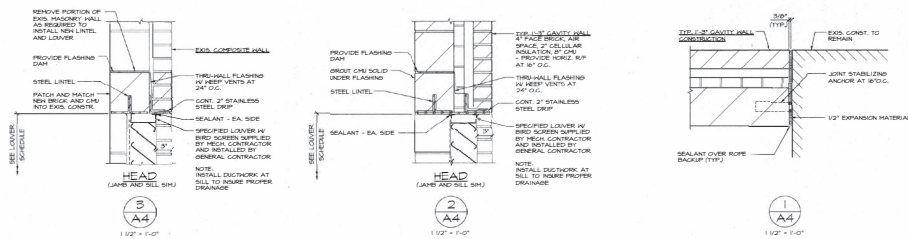




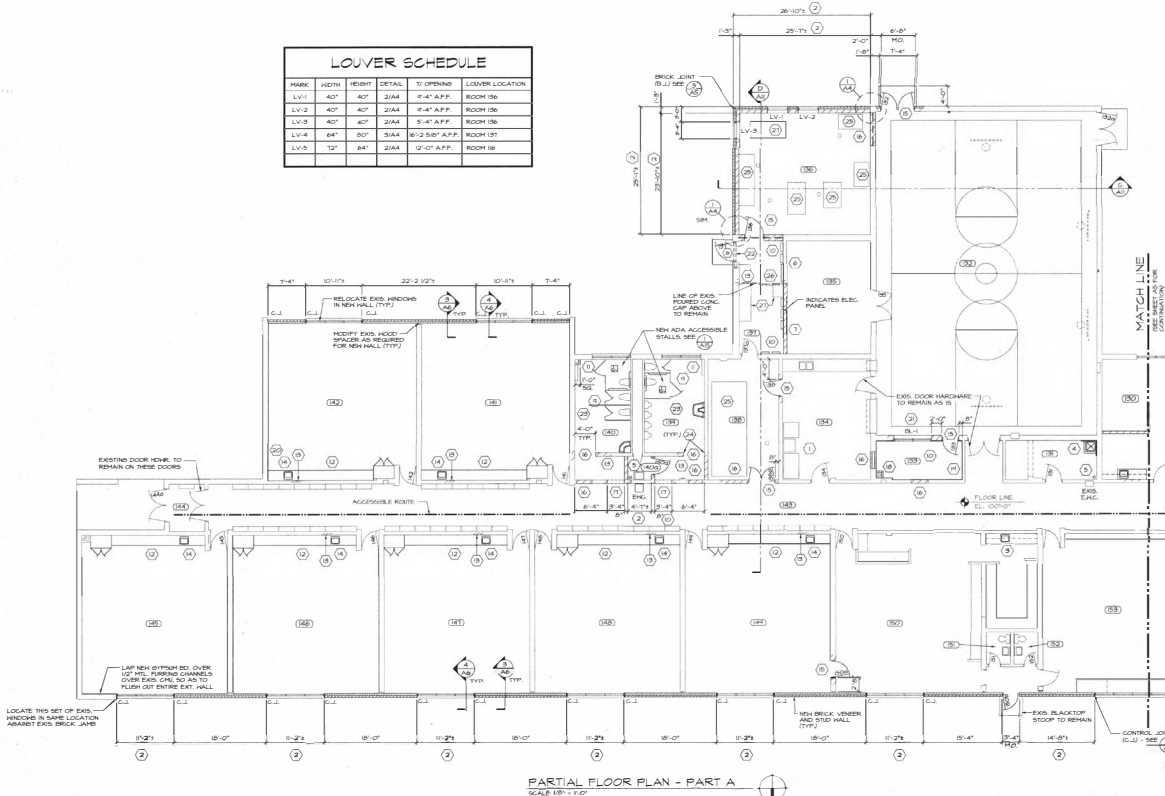
ADDITION AND REMODELING TO WEQUIOCK ELEMENTARY SCHOOL GREEN BAY AREA PUBLIC SCHOOLS





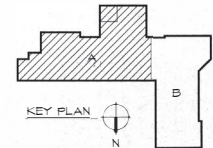


MARK	DEPTH	HEIGHT	DETAIL	TO OPENING	LOUVER LOCATION
LV-1	40"	40"	2/A4	8'-4" A.P.P.	ROOM 156
LV-2	40"	40"	2/A4	8'-4" A.P.P.	ROOM 156
LV-3	40"	40"	2/A4	8'-4" A.P.P.	ROOM 156
LV-4	64"	60"	3/A4	10'-0" A.P.P.	ROOM 157
LV-5	72"	64"	2/A4	12'-0" A.P.P.	ROOM 158

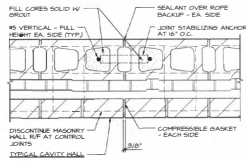


- PLAN NOTES - SHEET A4**
- CONCRETE TO RELOCATE EXISTING FREEZER AND HANDING EQUIPMENT TO SAME LOCATIONS AFTER COMPLETION OF NEW FLOORING.
 - THIS CONSTRUCTION IS BASED ON EXISTING DATA AND THEREFORE MAY VARY SLIGHTLY. VERIFY EXACT DIMENSIONS IN THE FIELD.
 - GENERAL CONTRACTOR TO PROVIDE NEW OPENING IN EXISTING EXTERIOR WALLS AND LOCATE SINK IN APPROX. AREA OF EXISTING PIPING IN HALL.
 - NEW SERVICE SINK ON 3' 0" HIGH CONCRETE BASE WITH 1/2" RADIUSED CORNER. PROVIDE 3' 0" HIGH EXTERIOR TILE HANDICAPPING ON BOTH SIDES OF SINK. VERIFY EXISTING TILE HANDICAPPING ON BOTH SIDES OF SINK. VERIFY EXISTING TILE HANDICAPPING ON BOTH SIDES OF SINK. VERIFY EXISTING TILE HANDICAPPING ON BOTH SIDES OF SINK.
 - RELOCATED RAIN CONDUIT. SEE PLUMBING DRAWINGS.
 - CONSTRUCT NEW STEEL WALL, CONSISTING OF 3' 0" EXTEND BEYOND EXISTING WALL. PROVIDE 3' 0" EXTEND BEYOND EXISTING WALL. PROVIDE 3' 0" EXTEND BEYOND EXISTING WALL. PROVIDE 3' 0" EXTEND BEYOND EXISTING WALL.
 - NEW CONCRETE TO TERMINATE AT APPROX. 8' 0" A.P.P. PATCH EXIST. WALL REPAIR AND THICKENING. CONSTRUCT NEW STEEL WALL, CONSISTING OF 3' 0" EXTEND BEYOND EXISTING WALL. PROVIDE 3' 0" EXTEND BEYOND EXISTING WALL. PROVIDE 3' 0" EXTEND BEYOND EXISTING WALL.
 - PROVIDE NEW TOILET PARTITION IN THIS ROOM. SEE SHEET A4 FOR INTERIOR ELEVATIONS.
 - NEW CONCRETE AND PATCHING OF EXISTING CONSTRUCTION IN NEW CONCRETE SHALL MATCH EXISTING CONSTRUCTION IN THIS AREA.
 - PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING.
 - PROVIDE NEW CLOSET IN THIS ROOM. SEE SHEET A4 FOR CLOSET ELEVATIONS AND DETAILS.
 - PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING.
 - PLUMBING CONTRACTOR TO PROVIDE NEW SINK AND FACET IN NEW CONCRETE. PROVIDE NEW SINK AND FACET IN NEW CONCRETE. PROVIDE NEW SINK AND FACET IN NEW CONCRETE.
 - PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING.
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 - PROVIDE NEW OPENING IN EXISTING CONSTRUCTION AS INDICATED. NEW CONCRETE AND PATCHING OF EXISTING CONSTRUCTION IN NEW CONCRETE SHALL MATCH EXISTING CONSTRUCTION IN THIS AREA.
 - CONTINUE PLASTER AROUND ENTIRE ROOM PERIMETER OF THIS ROOM. PLASTER CURRENTLY EXISTS IN APPROX. 12' 0" OF THIS ROOM. PLASTER CURRENTLY EXISTS IN APPROX. 12' 0" OF THIS ROOM. PLASTER CURRENTLY EXISTS IN APPROX. 12' 0" OF THIS ROOM.
 - INDICATED NEW BURNISHED LITE. SEE SHEET A1.
 - NEW CONCRETE. VERIFY JAMB OF LOUVER TO ALIGN WITH EXIST. JAMB OF DOOR BELOW.
 - PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING. PATCH AND REPAIR EXISTING CONSTRUCTION IN MATERIALS TO MATCH EXISTING EXTERIOR FINISHING.
 - CRACKING TILE HANDICAPPING TO TERMINATE AT THESE LOCATIONS IN BOTH LOUVER AND EXIST. TILE HANDICAPPING. CRACKING TILE HANDICAPPING TO TERMINATE AT THESE LOCATIONS IN BOTH LOUVER AND EXIST. TILE HANDICAPPING. CRACKING TILE HANDICAPPING TO TERMINATE AT THESE LOCATIONS IN BOTH LOUVER AND EXIST. TILE HANDICAPPING.
 - CONCRETE PAD FOR MECHANICAL EQUIPMENT. COORDINATE EXIST. SIZE AND LOCATION IN P.L.D., HVAC AND ELEC. CONTRACTORS.
 - NEW 24" LITEL UNDER EXISTING CONCRETE. CAP LITEL ABOVE WITH 2" BURNISHED LITE. VERIFY EXISTING DATA AT SITE.
 - PROVIDE CONCRETE PAD FOR ELECTRICAL EQUIPMENT. VERIFY EXISTING DATA AT SITE.

---	EXISTING CONSTRUCTION TO REMAIN
----	GYPSUM BOARD ON METAL STUDS AT 8" O.C.
=====	FACE BRICK
=====	ONE HALL W/ RUP AT 8" O.C.
=====	ONE HALL W/ 1/2" PLASTER TO MATCH EXIS.
----	INDICATED 2 HOUR FIRE RATED CONSTRUCTION

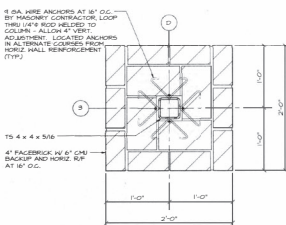


VERIFY EXISTING DATA AT SITE
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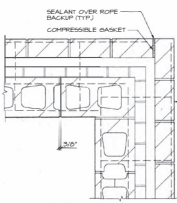


CAVITY WALL - CONTROL JOINT

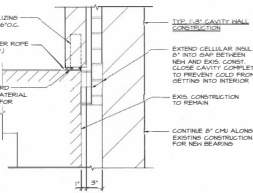
1/2" = 1'-0"



1/2" = 1'-0"



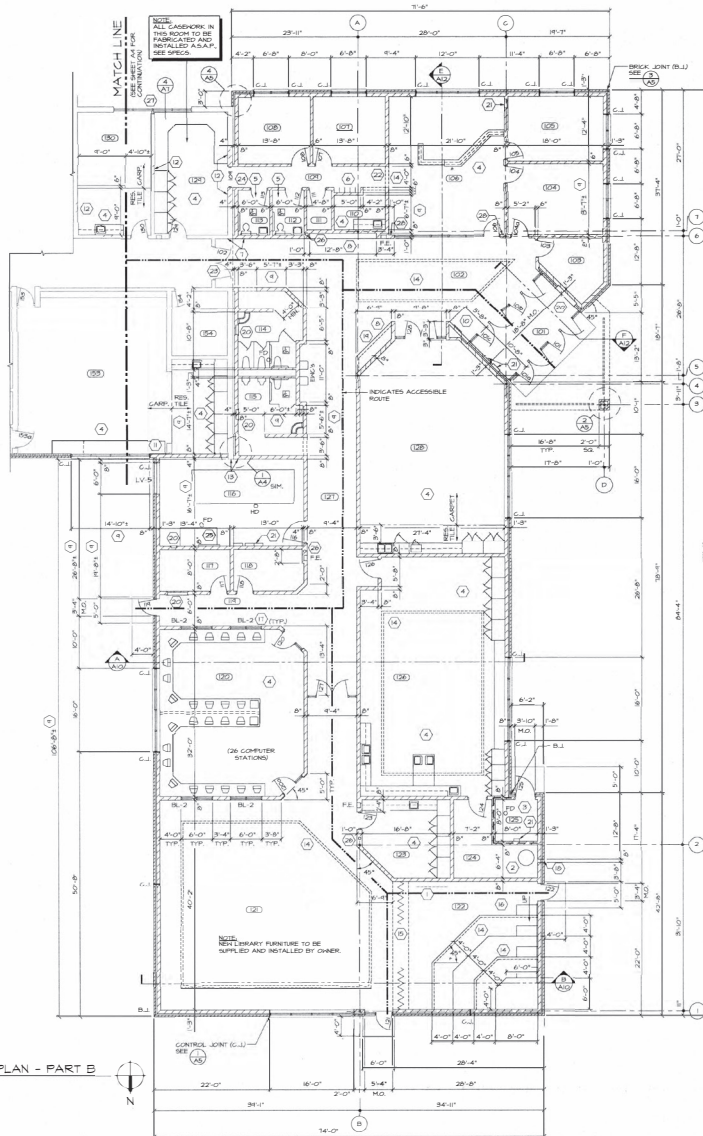
1/2" = 1'-0"



1/2" = 1'-0"

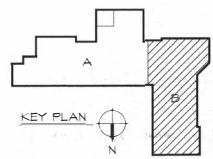
PARTIAL FLOOR PLAN - PART B

SCALE: 1/8" = 1'-0"



- PLAN NOTES - SHEET A5**
1. NEW PROJECTION SCREEN PROVIDED AND INSTALLED BY OWNER.
 2. GENERAL CONTRACTOR TO VERIFY EXISTING NEW LOCATION OF EXISTING ELECTRICAL, PLUMBING, AND MECHANICAL TO FINAL PLACEMENT.
 3. PROVIDE 2 HOUR CEILING ASSEMBLY ULL 2002 Q 2 1/2" AT 8' O.C. WITH 2 LAYERS OF 5/8" T&B REINFORCED IN TOP AND 3 LAYERS OF 5/8" FIBERGLASS REINFORCED IN HT. RESISTENT CHANNELS AT 24" O.C. BETWEEN ON BOTTOM BEAM AT 8' O.C. A.F.F.
 4. FOR CASEWORK ELEVATIONS IN THIS ROOM SEE SHEETS A5 AND A6.
 5. FOR HUMAN DIMENSIONS AND ADA CLEARANCES IN THIS ROOM SEE SHEETS A5 AND A6.
 6. FOR ELEVATION AND DIMENSIONS OF HALL BOXES, SEE SHEETS A5 AND A6.
 7. NORTH FACE OF NEW CHS HALL TO ALIGN WITH NORTH FACE OF EXISTING BRICK AND CHS HALL BRICK SURFACE TO REMAIN INTACT.
 8. LIT DISPLAY CASE, SEE SHEET A10 AND A11.
 9. THIS DIMENSION IS BASED ON EXISTING DATA AND THEREFORE MAY VARY SLIGHTLY, VERIFY EXISTING DIMENSION IN THE FIELD.
 10. CENTER THE NEW AND EXISTING DELICATE PLACES ON THIS WALL. VERTICALLY, MATCH THE EXISTING RELOCATED PLACES AT 5/8" A.F.F. TO TOP AND MOUNT THE NEW PLACES BELOW THE EXISTING AT 4'-0" A.F.F. TO TOP.
 11. PROVIDE NEW BRICK, VENEER, CHS, AND GYPHUM BOARD FURNISH HERE EXISTING WALL SYSTEM IS REMOVED.
 12. PATCH AND REPAIR EXIST. CONSTRUCTION IN MATERIALS TO MATCH EXISTING AS REQUIRED WHERE WALL IS REMOVED.
 13. ALIGN NORTH FACE OF NEW CHS HALL WITH NORTH FACE OF EXISTING BRICK INDELL.
 14. GYPHUM BOARD SUPPLY ABOVE, REFER TO ROOM FINISH SCHEDULE FOR AGOSTIC CEILING HEIGHTS AND SEE SHEET A5.
 15. ACCORDION PARTITION, SEE SHEET A5.
 16. STEEPED CONCRETE PLATFORM OVER CHS BLOCK INFILL - SEE SHEET A5.
 17. INDICATES BURNISHED LITE - SEE SHEET A1.
 18. 8" x 8" BRICK VENT.
 19. 6" CHS KNEE HALL BELOW - SEE SHEET A5.
 20. INDICATES MECHANICAL EQUIPMENT.
 21. INDICATES ELECTRICAL PANEL.
 22. BOTTOM OF NEW LEVEL IN NEW 8" CHS HALL ABOVE THIS OPENING TO BE AT 4'-0" A.F.F.
 23. BOTTOM OF NEW LEVEL IN NEW 8" CHS HALL ABOVE THIS OPENING TO BE AT 4'-0" A.F.F.
 24. BOTTOM OF NEW LEVEL IN NEW 8" CHS HALL ABOVE THIS OPENING TO BE AT 4'-0" A.F.F.
 25. CONCRETE PAD FOR MECHANICAL EQUIPMENT, COORDINATE EXACT SIZE AND LOCATION WITH MECH. AND ELEC. CONTRACTORS.
 26. ROOF CONDUCTOR LOCATION, VERIFY WITH PLUMBING OWNER.
 27. LAMINATE E.L.P. TO EXIS. METAL PANELS ABOVE AND BELOW EXIS. MECH. - SEE SHEET A5.
 28. FLUSH WITH COAT PLASTER WITH FACE OF GYP. BD. ABOVE.

PARTITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	GYPHUM BOARD ON METAL STUDS AT 8' O.C.
	FACE BRICK
	CHS HALL W.R.F. AT 8' O.C.
	CHS HALL W.R.F. AT 12' O.C. PLASTER TO MATCH EXIS.
	INDICATES 2 IN. FIRE RATED CONSTRUCTION
	ALL NEW WALLS TO BE FILL HEIGHT (TYPICAL)

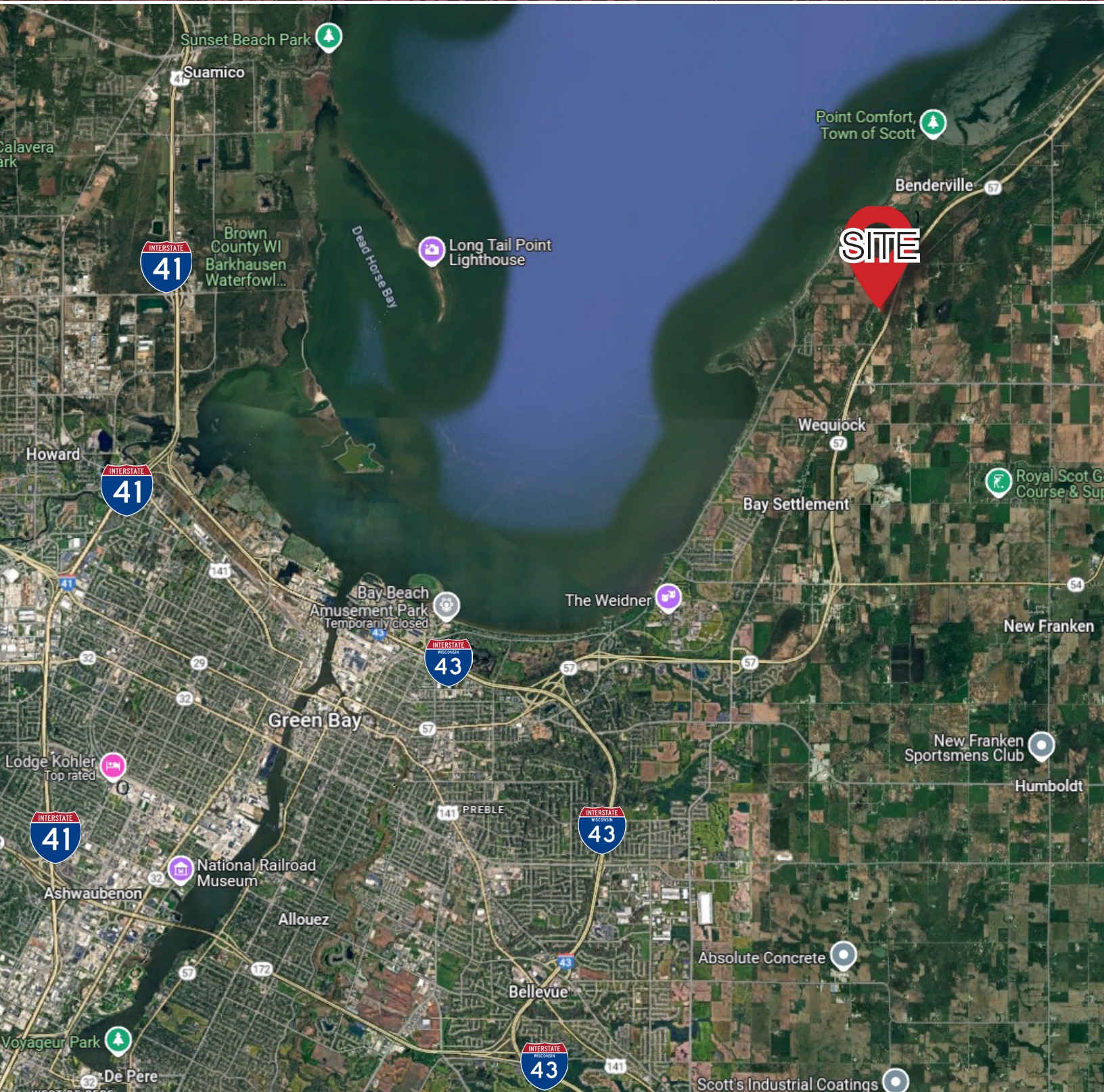


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NAIPfefferle

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3994 Wequiock Road
Green Bay, WI



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480 Pilgrim Way, Suite 1520
Green Bay, WI 54304
920.884.5000
naipfefferle.com



Demographics (1, 3 & 5 Mile Radius)

POPULATION



1 MILE:	275
3 MILES:	2,681
5 MILES:	10,118

EMPLOYEES



1 MILE:	215
3 MILES:	494
5 MILES:	2,842

AVERAGE INCOME



1 MILE:	\$121,007
3 MILES:	\$115,531
5 MILES:	\$122,903

BUSINESSES



1 MILE:	18
3 MILES:	48
5 MILES:	175

AVERAGE HOUSEHOLDS



1 MILE:	122
3 MILES:	1,105
5 MILES:	3,602

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.



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