



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

NORTH MANKATO WAREHOUSE - HOWARD DR.

N/A

2120 Howard Drive
North Mankato, MN 56003

AVAILABLE SPACE

FEATURES

- Easy access just off of US Hwy 14
- Each bay is separately metered and has A/C and Heat
- Ample paved parking for employees and clients



BROKER CONTACT

David Schooff CCIM SIOR CPM
President | Managing Broker | Owner
507 382 2403
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001
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FOR LEASE

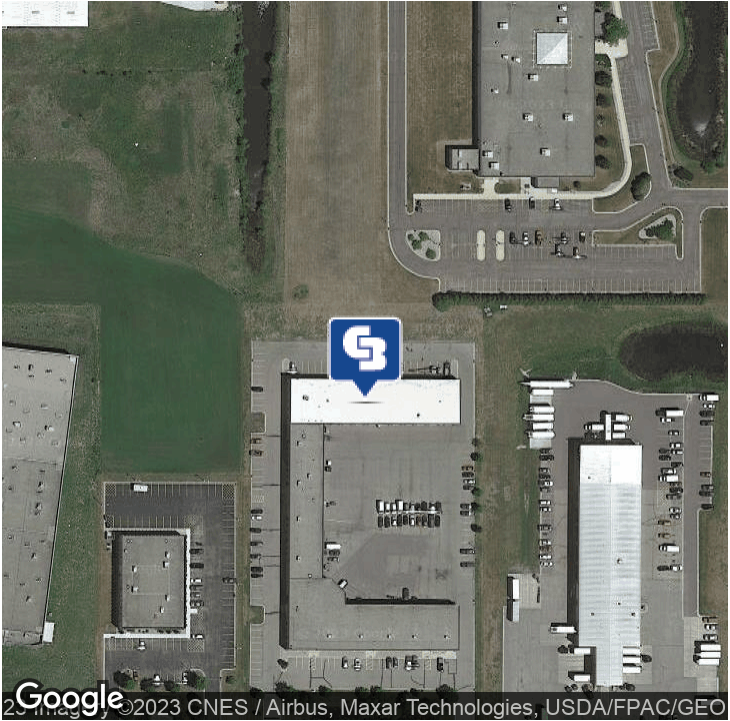
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NORTH MANKATO WAREHOUSE - HOWARD DR.

PROPERTY SUMMARY

LEASE



LEASE RATE	N/A
OFFERING SUMMARY	
Available SF:	
CAM:	\$3.31/SF
Lease Rate:	N/A
Lot Size:	4.86 Acres
Year Built:	2008
Building Size:	28,408 SF
Zoning:	I-2 Heavy Industrial

PROPERTY OVERVIEW

This well kept facility has many amenities. Each bay offers a warehouse, possible office space, ADA restroom, separate meters, sprinkler system, 3 ton HVAC units, and 100,00 BTU heaters. Docks, overhead doors and knock-outs are also available.

This building is occupied by many quality national tenants.

LOCATION OVERVIEW

Located in Upper North Mankato, just off of US Hwy 14.

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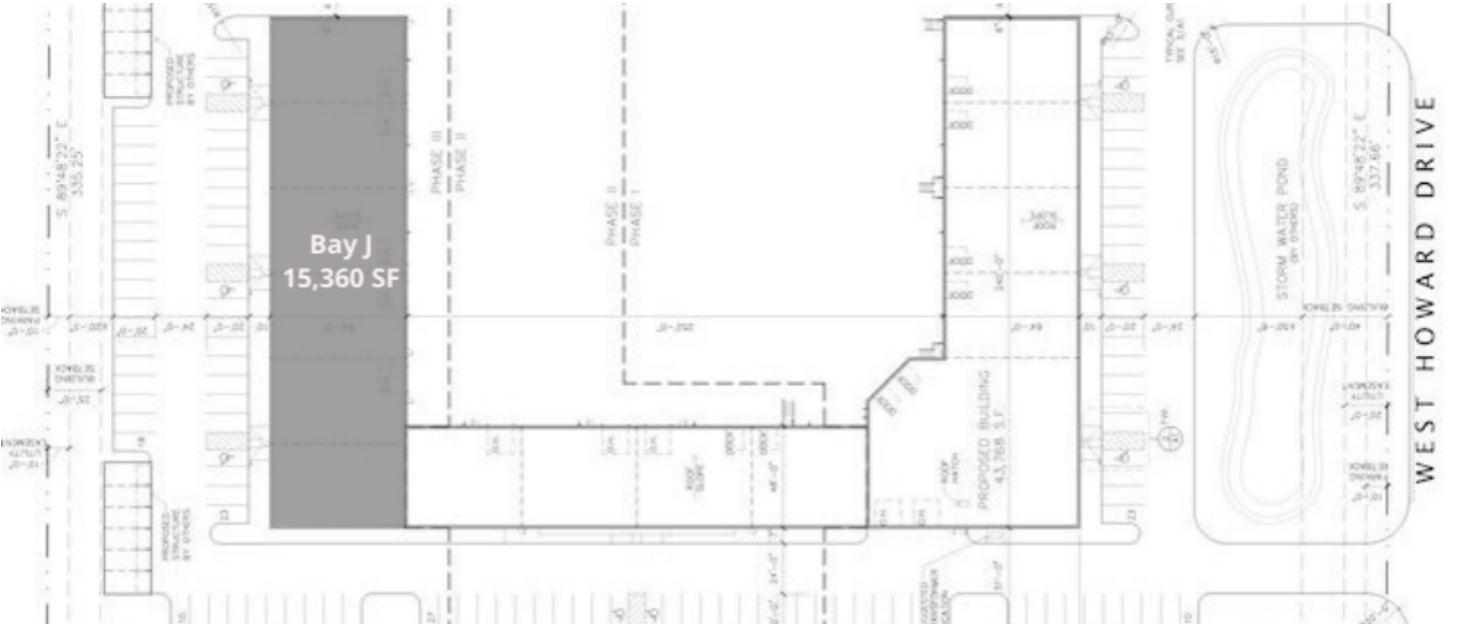
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NORTH MANKATO WAREHOUSE - HOWARD DR.
FLOOR PLAN

LEASE

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | N/A



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
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PHOTOS

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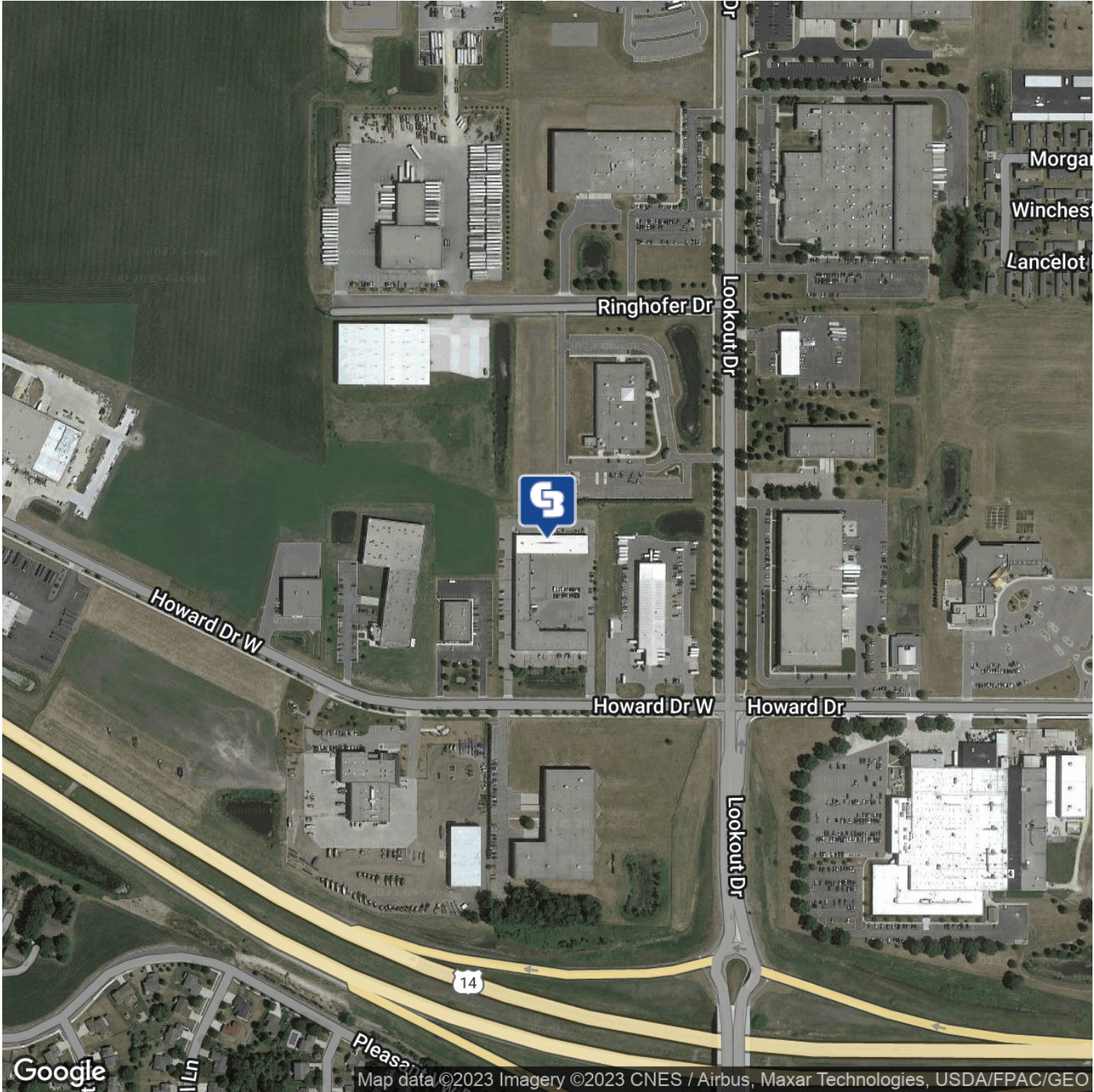




NORTH MANKATO WAREHOUSE - HOWARD DR.

AERIAL MAP

LEASE



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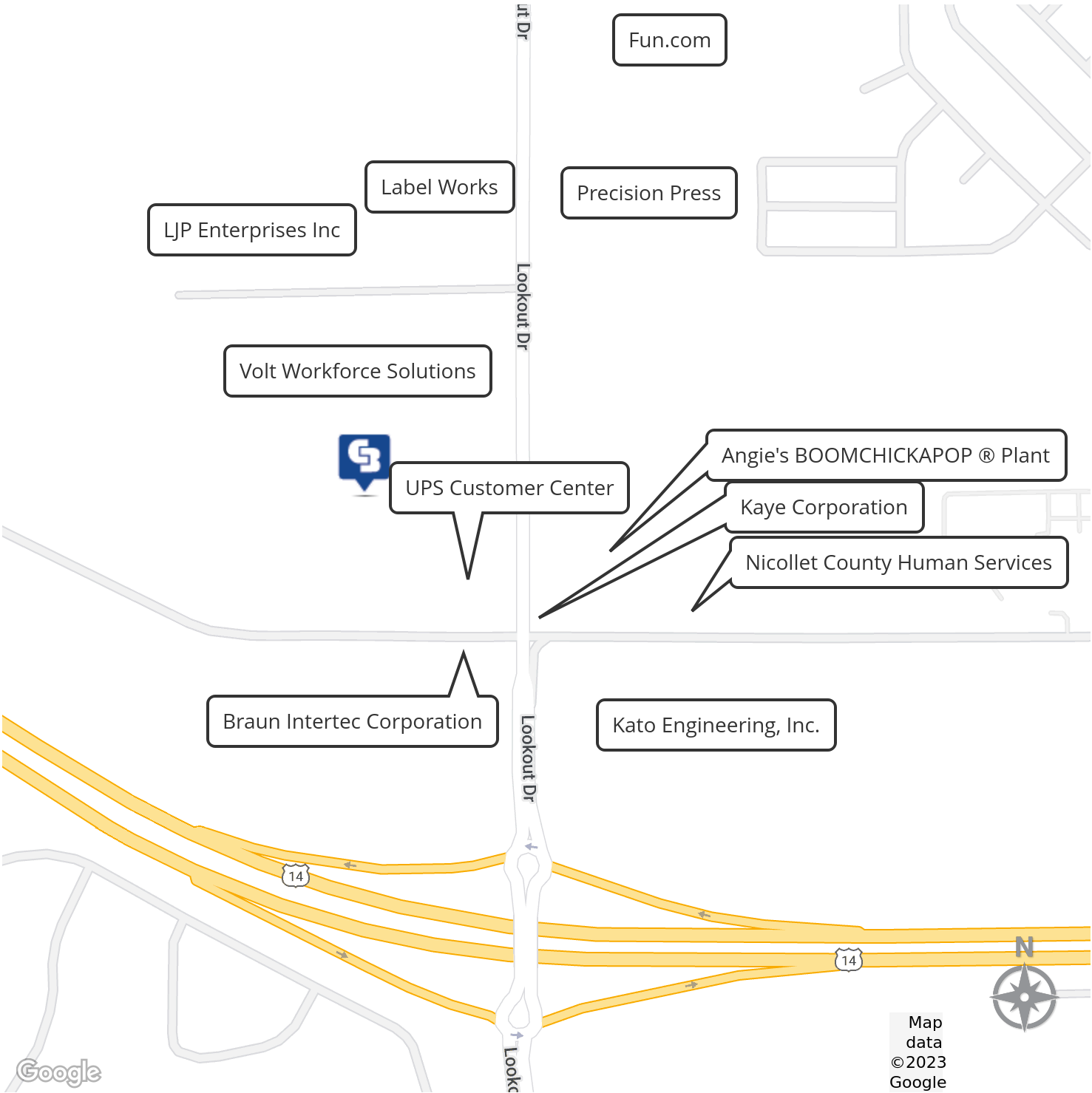
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NORTH MANKATO WAREHOUSE - HOWARD DR.
RETAILER MAP

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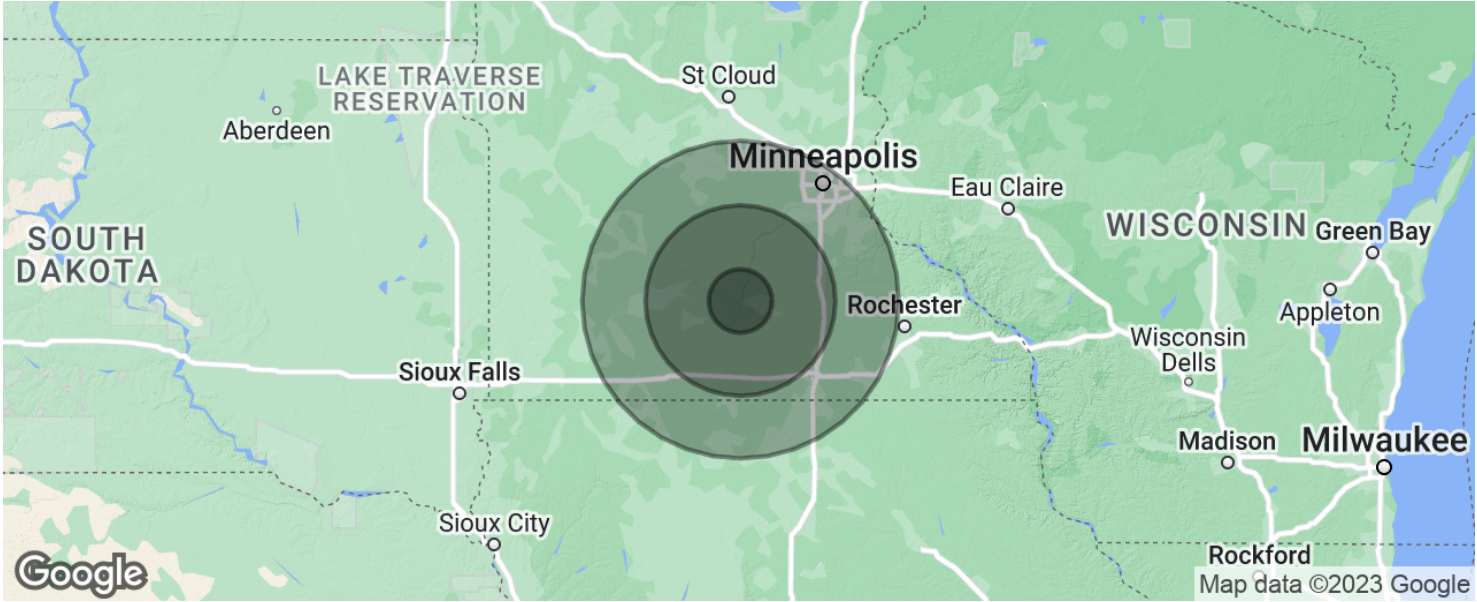
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NORTH MANKATO WAREHOUSE - HOWARD DR.

DEMOGRAPHICS

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POPULATION	15 MILES	45 MILES	75 MILES
Total population	113,932	326,764	2,203,139
Median age	31.5	36.9	37.9
Median age (Male)	30.7	36.0	36.9
Median age (Female)	33.1	37.9	38.9
HOUSEHOLDS & INCOME	15 MILES	45 MILES	75 MILES
Total households	42,872	125,604	874,216
# of persons per HH	2.7	2.6	2.5
Average HH income	\$60,846	\$62,794	\$86,056
Average house value	\$196,017	\$204,131	\$284,196

* Demographic data derived from 2020 ACS - US Census





NORTH MANKATO WAREHOUSE - HOWARD DR.

BROKER BIOGRAPHY

LEASE



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

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Direct: 507.382.2403 | Cell:

PROFESSIONAL BACKGROUND

David Schooff is the president, managing broker and owner of Fisher Group, the leading commercial brokerage, management, and development firms in Southern Minnesota. In his role at Coldwell Banker Commercial Fisher Group, he manages the day-to-day of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial, and multi-family.

Schooff was named president of Coldwell Banker Commercial Fisher Group in 2006. After earning his Broker Designation in December of 2008, he became the designated Managing Broker at the company. Schooff consistently ranks as one of Coldwell Banker Commercial's Top 2 brokers worldwide with a personal career transaction volume near \$1 billion.

In 2011, Schooff earned his CCIM designation and in 2015 he earned his SIOR designation, which is the highest designation one can receive in commercial real estate. He is the only broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations. Most recently, he received his CPM and is the only designee in the Greater Mankato area.

David has a MCRP and a BS in journalism/mass communication from Iowa State University. Over his 20-year career, he has served on numerous community and statewide boards of directors including the Mankato Area Foundation, Minnesota State University Hoops Club. Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. He is an avid sports fan and enjoys traveling with his wife Michelle who he has been married to for over 17 years.

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