



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

CBCWORLDWIDE.COM

INDUSTRIAL ROAD/CITY OF MANKATO

Price Upon Request

500 Industrial Rd
Mankato, MN 56001

AVAILABLE SPACE

FEATURES

- Separate entrance to this Suite
- Freshly painted and re-carpeted
- Large space at very reasonable rents

AREA

Located in a heavy industrial area on the North edge of Mankato, this large warehouse site offers flex space for manufacturing, storage, or office use. There is a large drive through parking lot and chained fence area on the West side of the building for controlled access..



OFFICE

Joe Richter
651.216.8983
joe@cbcfishergroup.com

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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



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LEASE RATE

PRICE UPON REQUEST

OFFERING SUMMARY

Available SF:

Lease Rate:	Price Upon Request
CAM	\$1.89 (Est. 2019)
Lot Size:	10.1 Acres
Year Built:	1957
Building Size:	70,751 SF
Zoning:	Industrial

PROPERTY OVERVIEW

This large warehouse site offers flex space for manufacturing, storage, or office use. There is a large drive through parking lot and chained fence area on the West side of the building for controlled access. Suite 500 has its own separate entrance, employee lounge area, restrooms, and plenty of office space. Newly remodeled with fresh paint and carpet!

PROPERTY HIGHLIGHTS

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LEASE

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Price Upon Request



UNAVAILABLE				
SUITE	TENANT	SIZE	TYPE	RATE
500 Industrial Road (A main level)	-	2,200 SF	NNN	-
500 Industrial Road (B upper level)	-	2,200 SF	NNN	-
510 Industrial Road	Condux	20,944 SF	NNN	-
516 Industrial Road	Civic Center (Mayo Clinic Event)	3,783 SF	NNN	-
516A Industrial Road	Northwest Package	3,784 SF	NNN	-
530 Industrial Road	Northwest Package	39,840 SF	NNN	-

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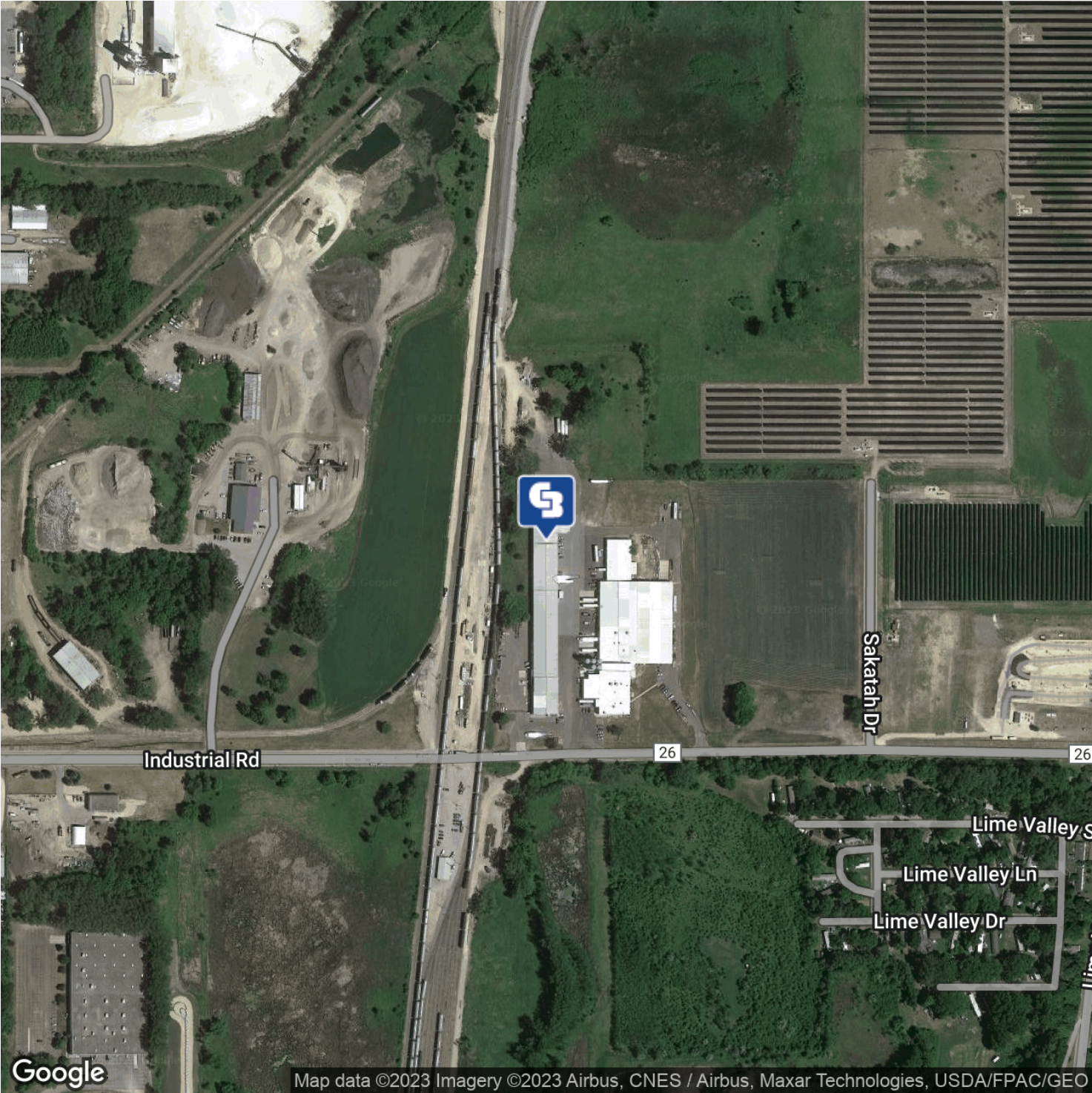
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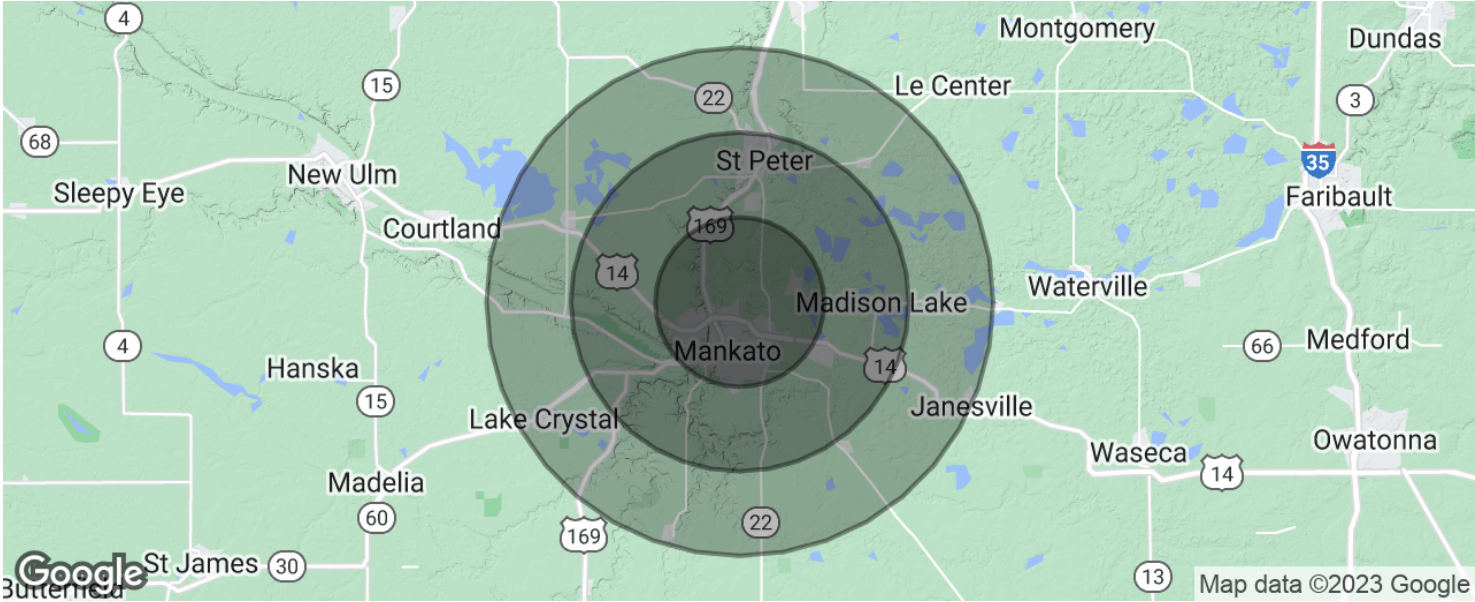
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	59,494	97,468	115,880
Median age	30.4	30.8	31.8
Median age (Male)	29.2	29.9	31.0
Median age (Female)	32.6	32.5	33.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	23,015	36,367	43,360
# of persons per HH	2.6	2.7	2.7
Average HH income	\$57,040	\$60,555	\$61,997
Average house value	\$184,219	\$195,975	\$200,921

* Demographic data derived from 2020 ACS - US Census

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JOE RICHTER

Sales & Leasing Agent

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Direct: 651.216.8983 | **Cell:** 651.216.8983

PROFESSIONAL BACKGROUND

Throughout his thirty-year career in public school administration, Joe Richter demonstrated unwavering dedication and a passion for nurturing the potential of both students and educators. His innovative leadership and strategic vision paved the way for numerous successful initiatives, leaving a lasting impact on the educational institutions he served.

In 2020, seeking new challenges and opportunities for personal and professional growth, Joe Richter made a pivotal decision to relocate to Mankato, Minnesota. Embracing change with enthusiasm, he embarked on a fresh journey in Commercial Real Estate at Coldwell Banker Commercial: Fisher Group. Leveraging his exceptional experience in administration, Joe seamlessly transitioned into the real estate industry, quickly establishing himself as a reliable and trusted advisor for his clients. His customer-centric approach, honed through years of fostering positive relationships in education, translated effortlessly into the world of real estate, where he puts the needs and aspirations of his clients at the forefront of every transaction.

Joe Richter is committed to the values of excellence and customer service. With an acute understanding of the importance of personalized attention and attentive listening, he consistently goes beyond to ensure that his clients' needs are met, and expectations exceeded. Joe's dedication to providing exceptional customer service, coupled with his extensive experience, makes him a standout professional in the competitive landscape of the real estate industry. His journey exemplifies the transformative power of embracing new challenges and leveraging one's skills and expertise to excel in multiple domains.

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