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FISHER GROUP

# WASECA LARGE INDUSTRIAL

Price Upon Request

2300 Brown Avenue  
Waseca, MN 56093

AVAILABLE SPACE  
54,379 - 631,969 SF

## FEATURES

- Climate Controlled Office / Warehouse / Production Spaces
- 24 Docks / 5 OHD's
- 500' Long Interior Rail Car Loading Bay
- Fiber Optic, WiFi, IT/Server Room
- Automated Storage System with Auto Guided Vehicles



## BROKER CONTACT

Landon Brown  
Commercial Sales and Leasing Agent  
507.625.4715  
landon@cbcfishergroup.com

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FOR LEASE

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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

### PROPERTY SUMMARY



#### OFFERING SUMMARY

Available SF:

Lease Rate: Price Upon Request

Lot Size: 51.34 Acres

Taxes (2019): \$189,700 (both lots)

Total Building SF: 830,000 SF

Zoning: Commercial/Industrial

#### PROPERTY OVERVIEW

Great opportunity for affordable industrial space in a Federally Designated Opportunity Zone with easy access to 4-lane divided US Highway 14 and just 15 minutes from Interstate 35 and Highway 169. Building contains multiple areas suitable for climate controlled warehousing, production, shipping/receiving, break rooms, conference rooms and mixed office space. Site features include: multiple paved parking lots, 5 overhead doors, 24 loading docks, one indoor rail car loading dock (8 car max), plus a state-of-the-art climate controlled robotic/automated storage and retrieval system.

Recent news about the newly merged railway Canadian Pacific Kansas City, which is the rail line that runs right next to this property. This is a historic deal, forming a transcontinental railroad line that will hopefully see a significant jump in value for the properties along it. <https://www.railway-technology.com/news/canadian-pacific-kansas-city-southern/>

To quote the article, "This transaction will be transformative for North America, providing significant positive impacts for our respective employees, customers, communities, and shareholders. This will create the first US-Mexico-Canada railroad, bringing together two railroads that have been keenly focused on providing quality service to their customers to

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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

### FEATURES



### PROPERTY HIGHLIGHTS

Primary Building: Reception, Office & Cubical Area, Lab Room, Exercise Room, Data Center, IT Conference Room, Auditorium, Low Bay Area, Maintenance Shops, Multiple Break Rooms, 24 Loading Docks, 1 Rail Loading Dock for 8 Cars.

### DETAILS:

#### Storage & Warehouse Attributes:

Store Room:

Multi-Level Shelving

West Warehouse insulated (not heated)

East Warehouse

#### Indoor Rail Loading Dock (1)

Served by Canadian Pacific Railway

500 feet long (capacity of 8 rail cars)

Can side load/unload up to 8 rail cars simultaneously

Rail is recessed; loading at floor level

Climate controlled space

#### Adjacent Lot

Additional Warehouse Storage

189,138 square feet

4 Sheds

2 Commercial Buildings

#### Storage Building / Garage: 5 bays with overhead doors

#### Automatic Storage and Retrieval System (ASRS):

Fully automated warehousing system

Approx. 48,000 sq. ft. footprint

Ceiling height of 63 ft.

12 Levels:

Level 1: 1700 lbs max (assumed per bay ... QG to confirm)

Level 2-6: 2300 lbs max

Level 7-12: 3000 lbs max

#### Pallet Storage Spaces (total of 13,248 spaces for pallets)

Level 1 12 rows 46 bays/row 2 spots/bay 1104 pallet spots

Level 2-6 12 rows 46 bays/row 2 spots/bay 5520 pallet spots

Level 7-12 12 rows 46 bays/row 2 spots/bay 6624 pallet spots

#### Automated Guided Vehicle (AGV) System

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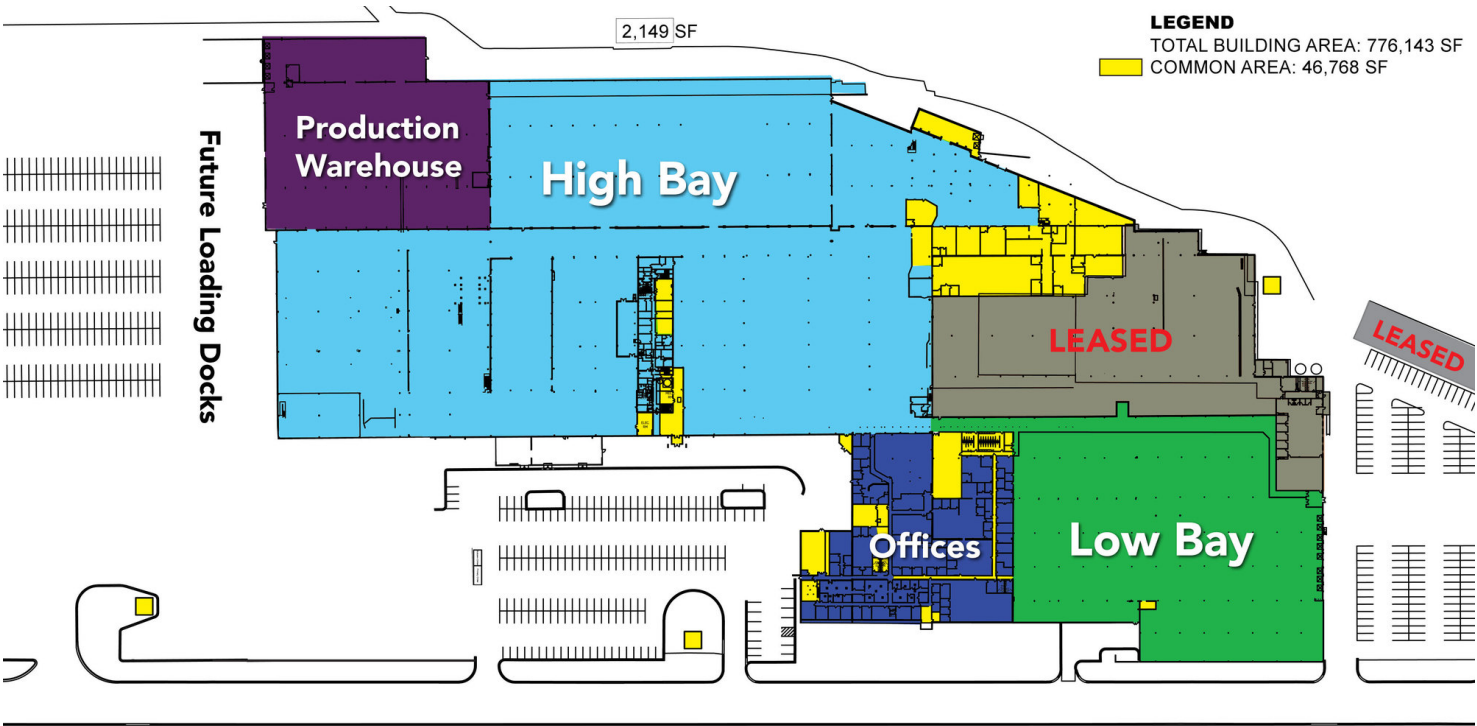
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WASECA LARGE INDUSTRIAL - BROWN AVE 2300  
LEASE - FLOOR PLAN

LEASE



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
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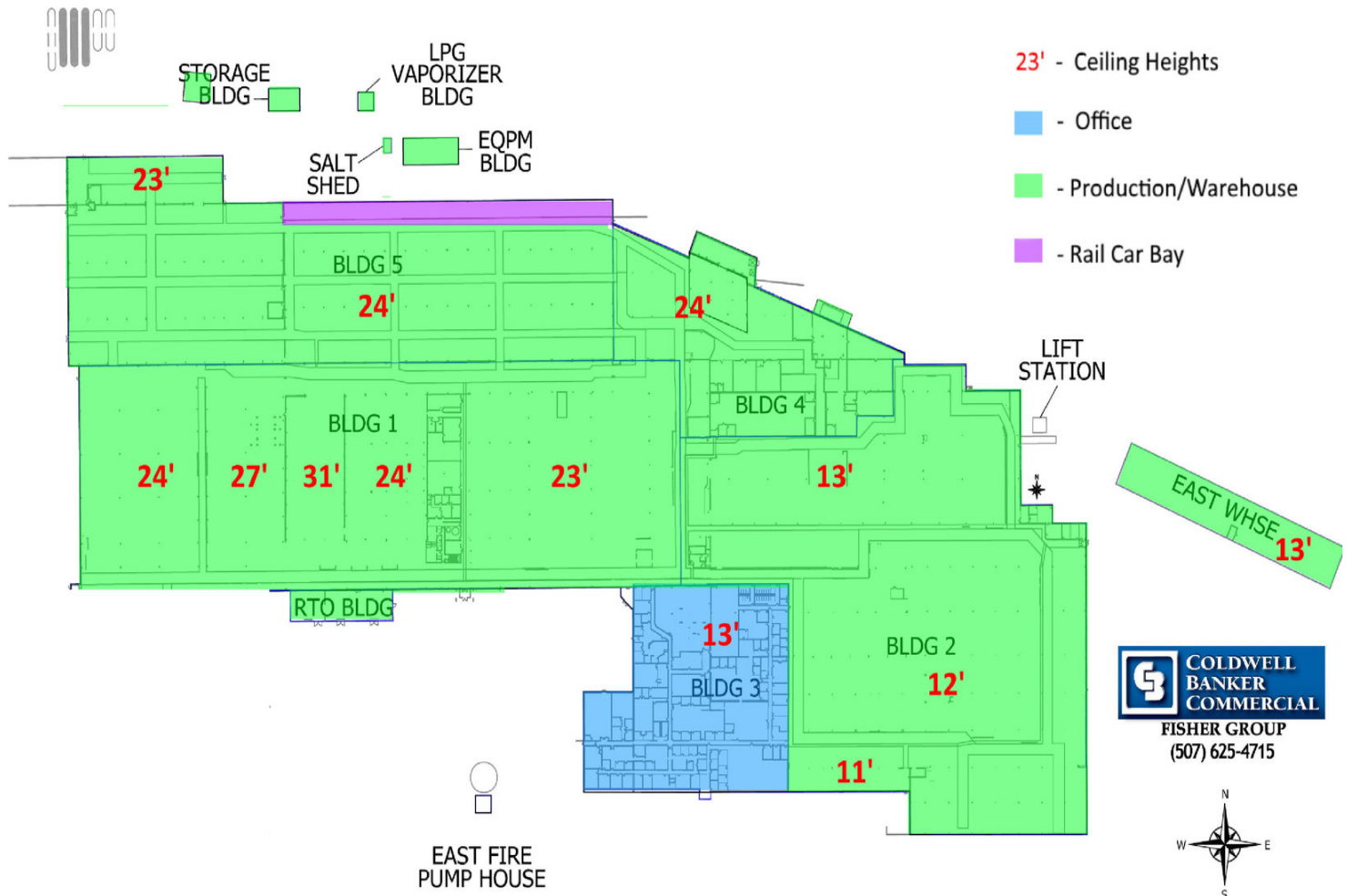
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### CEILING HEIGHTS



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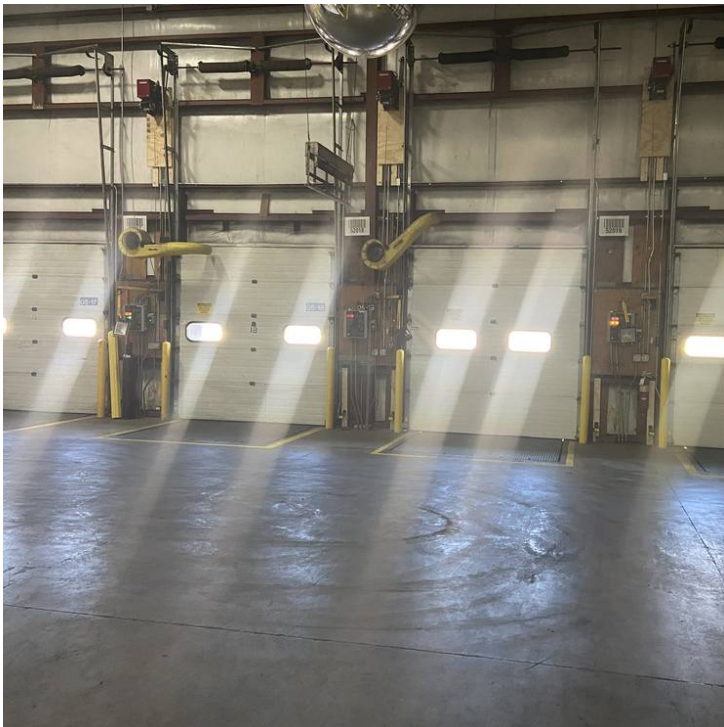
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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

PHOTOS



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PRODUCTION WAREHOUSE/OFFICES



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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

AERIAL MAP



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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

### OPPORTUNITY ZONE



#### WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone is an area where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.

#### WHAT IS THE PURPOSE OF OPPORTUNITY ZONES?

- Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation.

#### HOW DO OPPORTUNITY ZONES SPUR ECONOMIC DEVELOPMENT?

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

#### HOW CAN I GET MORE INFORMATION?

- More information will be available at [Treasury.gov](https://www.treasury.gov) and [IRS.gov](https://www.irs.gov)

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## WASECA LARGE INDUSTRIAL - BROWN AVE 2300

BROKER BIOGRAPHY



### LANDON BROWN

Commercial Sales and Leasing Agent

landon@cbcfishergroup.com

**Direct:** 507.625.4715 | **Cell:** 507.327.6621

### PROFESSIONAL BACKGROUND

Landon Brown is a Mankato, MN native who began a career in real estate in 2020. He is based out of Mankato and regularly travels to Minneapolis, St. Paul, and Rochester for business.

Landon graduated from South Central College with a degree in Small Business Management and Marketing Management. He spent 7 years in hospitality before embracing a life of serial entrepreneurship. With start ups ranging from hydroponics to wholesale distribution to vending services, Landon has a unique toolkit centered around meeting specific client's needs. His goal is to bring that toolkit into real estate by providing individually customized representation that exceeds both the client and Fisher Group standards.

Outside of business, Landon enjoys spending time with his wife Maria and their two kids Emilia and Lincoln. He loves to cook homemade dinners like Shrimp Carbonara and Vegetable Ramen. Landon uses his vacation time to explore far away places, most recently Switzerland and Southern France. During the summer time, he spends most free time in Lake Okoboji with his family.

Whether buying or selling, Landon has the knowledge and network to get a deal done!

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