



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

# FOR LEASE

## 222-230 DEWEY STREET

Negotiable

230 Dewey Street  
Mankato, MN 56001

### AVAILABLE SPACE

### FEATURES

- Easy Access
- Affordable Rents
- Immediate Possession

### AREA

This industrial property is conveniently located in West Mankato. The property has easy access to Highway 169 and downtown thoroughfare Riverfront Drive. This property is located near other industrial properties and across from Cub Foods.



### OFFICE

Rosie Brunmeier  
507 340 2463  
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**COLDWELL BANKER COMMERCIAL  
FISHER GROUP**

201 North Riverfront Drive, Suite 230, Mankato, MN 56001  
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DEWEY STREET - 222-230

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OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Building Size:

4,800 SF

PROPERTY OVERVIEW

Rent is modified gross. Tenant pays utilities and garbage. Units include a small entry and warehouse, a rear warehouse/cold storage and dock, and an industrial office/warehouse with 3 private offices, rest room, showroom area and service entry.

STE 222 has a small entry and warehouse. This space does not have a restroom, but is heated and air-conditioned. This is a \$400/Mo. Gross Lease.

STE 230 has 3 private offices, a restroom, showroom area and a warehouse with a service door and dock door. It is heated and air-conditioned. This is a \$700/Mo. Gross Lease.

The Rear Warehouse has no postal address. Only accessible through the west side of the building via dock entry. There are lights, but no heat -- strictly cold storage. This is a \$200/Mo. Gross Lease

PROPERTY HIGHLIGHTS

- Easy Access
- Affordable Rents
- Immediate Possession

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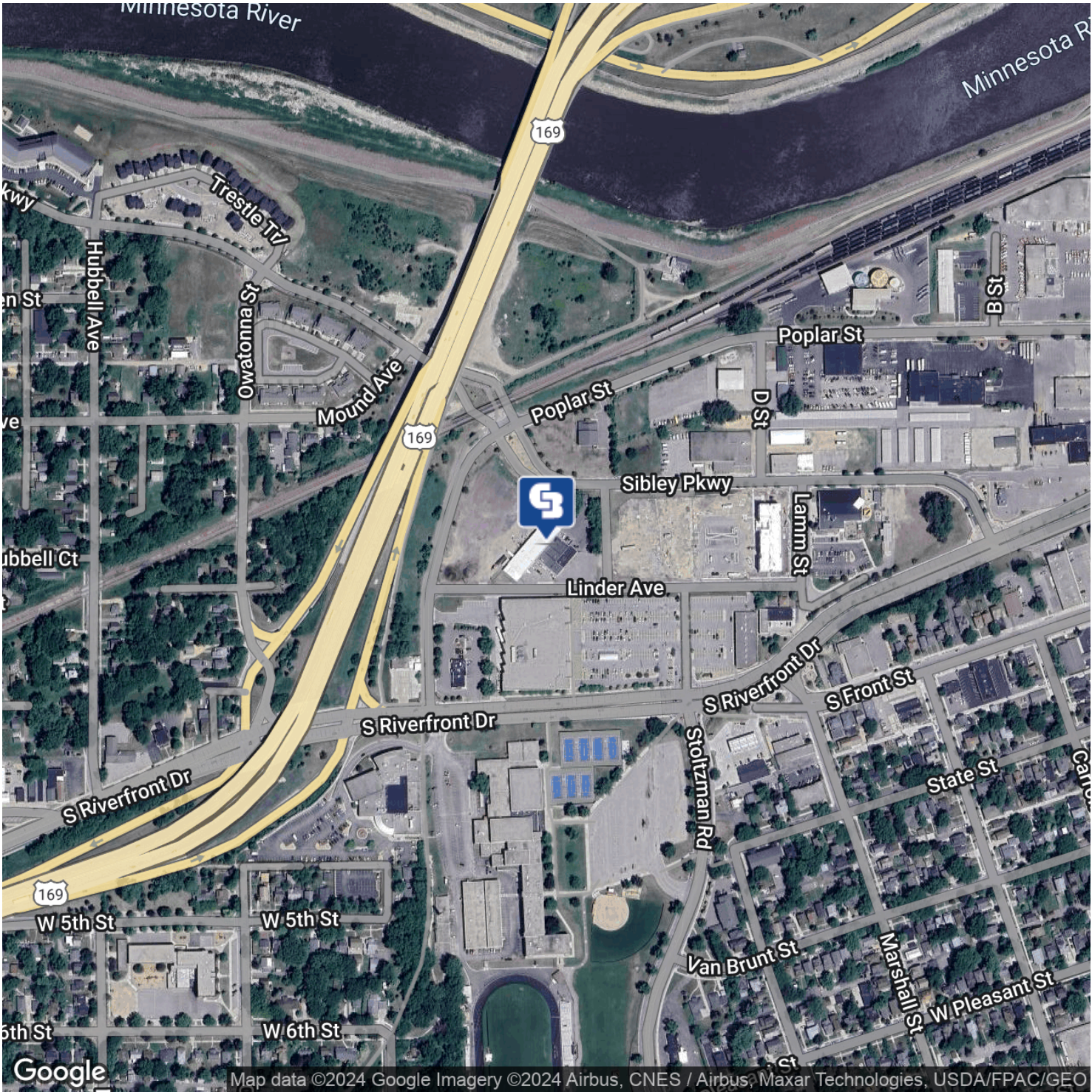




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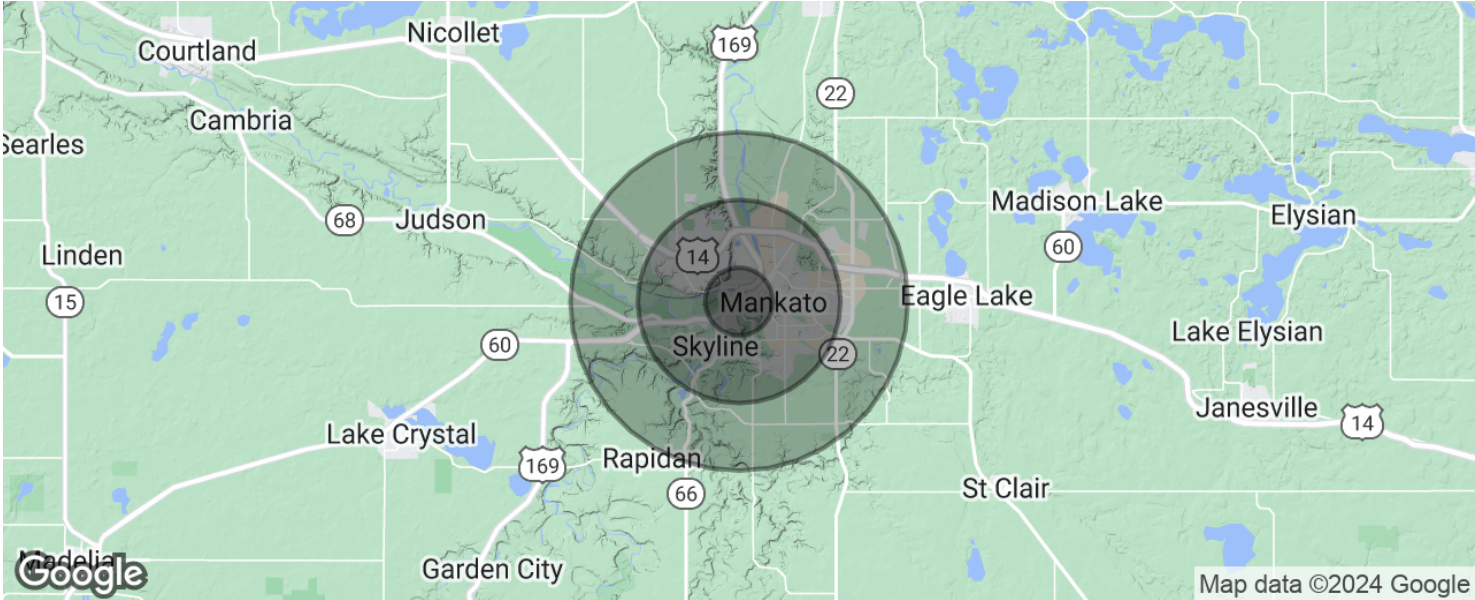




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LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,789	50,135	70,613
Median age	29.5	29.2	30.5
Median age (Male)	29.5	28.4	29.4
Median age (Female)	30.0	30.9	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,358	18,875	27,155
# of persons per HH	2.3	2.7	2.6
Average HH income	\$49,993	\$56,954	\$58,377
Average house value	\$158,658	\$182,431	\$185,710

\* Demographic data derived from 2020 ACS - US Census

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