



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

CBCFISHERGROUP.COM

KASOTA MANUFACTURING PROPERTY

\$3,750,000

400 Cherry St
Kasota, MN 56050

AVAILABLE SPACE
89,000 SF

FEATURES

- Great opportunity for distribution and/or manufacturing
- Access to rail
- 3-10 Ton Cranes Throughout Warehouse
- Warehouse Plumbed for Compressed Air Throughout
- Expansive Power Capabilities
- Site allows for expansion
- No Column Obstructions on 20,000SF Expansion with Rail/Semi-bay

AREA

This industrial/warehouse facility would provide a distribution and/or manufacturer an excellent opportunity to locate or expand their business. The location is just off of State Hwy 22 and has access to rail. Over 20,000 sf recently added and the site allows for additional expansion.



OFFICE

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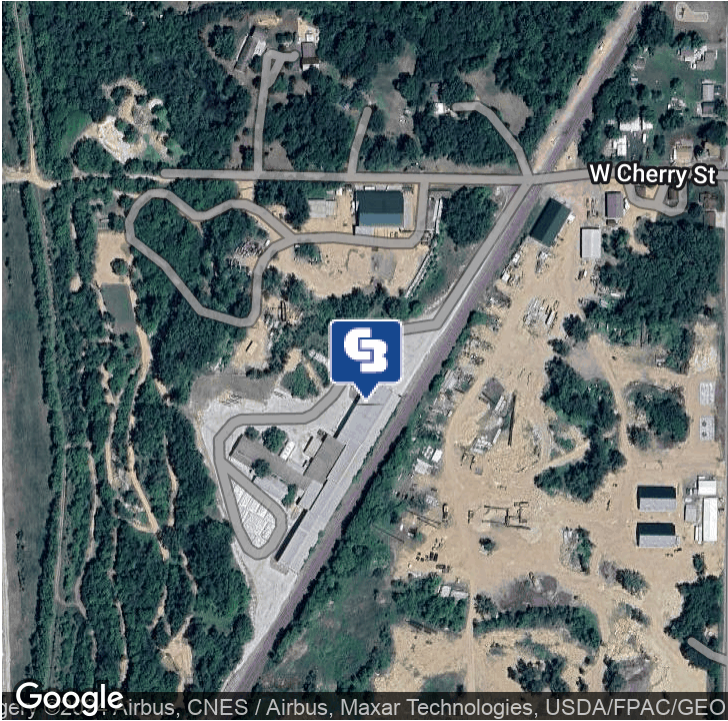
**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



SALE

KASOTA MANUFACTURING PROPERTY

400 Cherry St, Kasota, MN 56050



SALE PRICE	\$3,750,000
OFFERING SUMMARY	
Available SF:	89,000+ SF
Lot Size:	10.58 Acres
Year Built:	1980
Building Size:	80,000+ SF
Zoning:	I-2 Heavy Industrial
Price / SF:	\$42.13
CAM	\$ /SF

PROPERTY OVERVIEW

Massive industrial space with airlines, radiant heat and power throughout. Equipped with 13 Overhead Bridge Cranes ranging from 3-10T. 20,000 SF addition added to the warehouse in 2009 includes 3 grade level OHDs (17' clearance) -- No columns or obstructions! One 600' long bay has option to connect to rail access, with several drive-in bay options for semi-trailers and vehicles. Concrete flooring throughout warehouse space.

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	5,969	30,794	54,027
Total Population	18,221	79,718	142,496
Average HH Income	\$60,876	\$59,338	\$62,909

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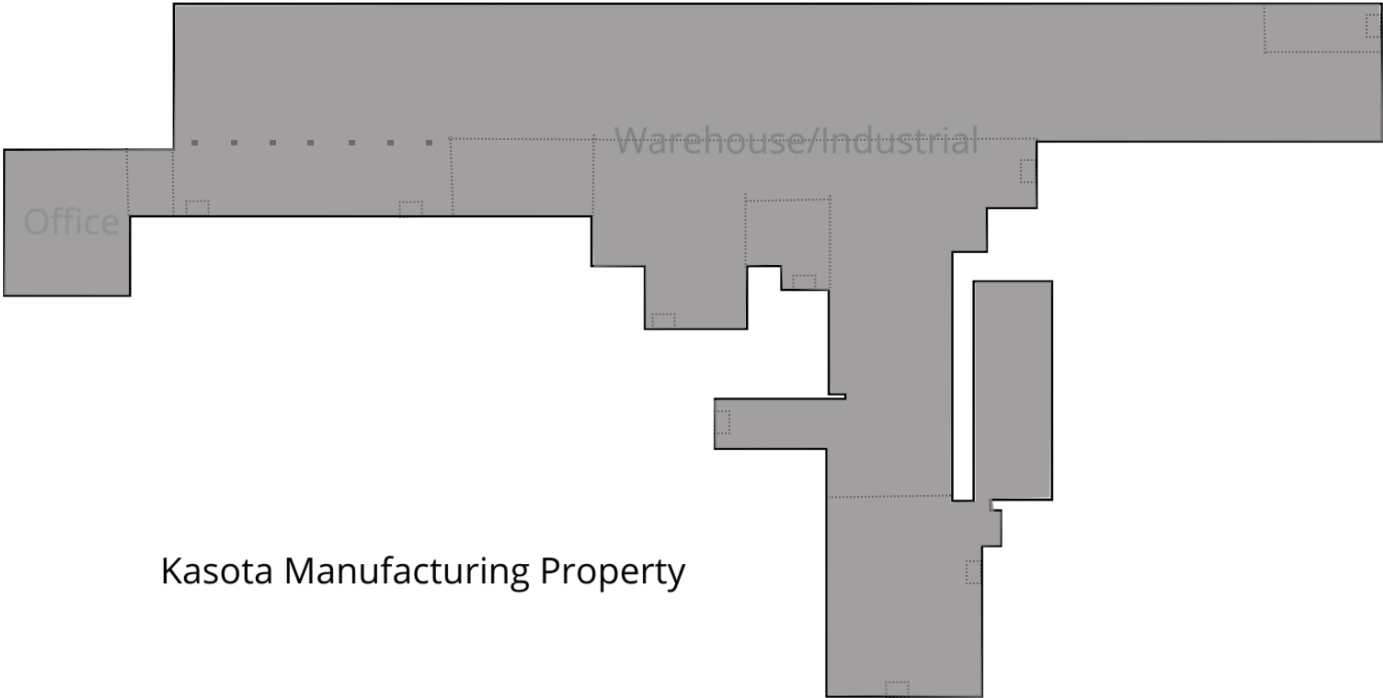
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UNAVAILABLE

LEASE TYPE	-
TOTAL SPACE	-
LEASE TERM	Negotiable
LEASE RATE	Negotiable



Kasota Manufacturing Property

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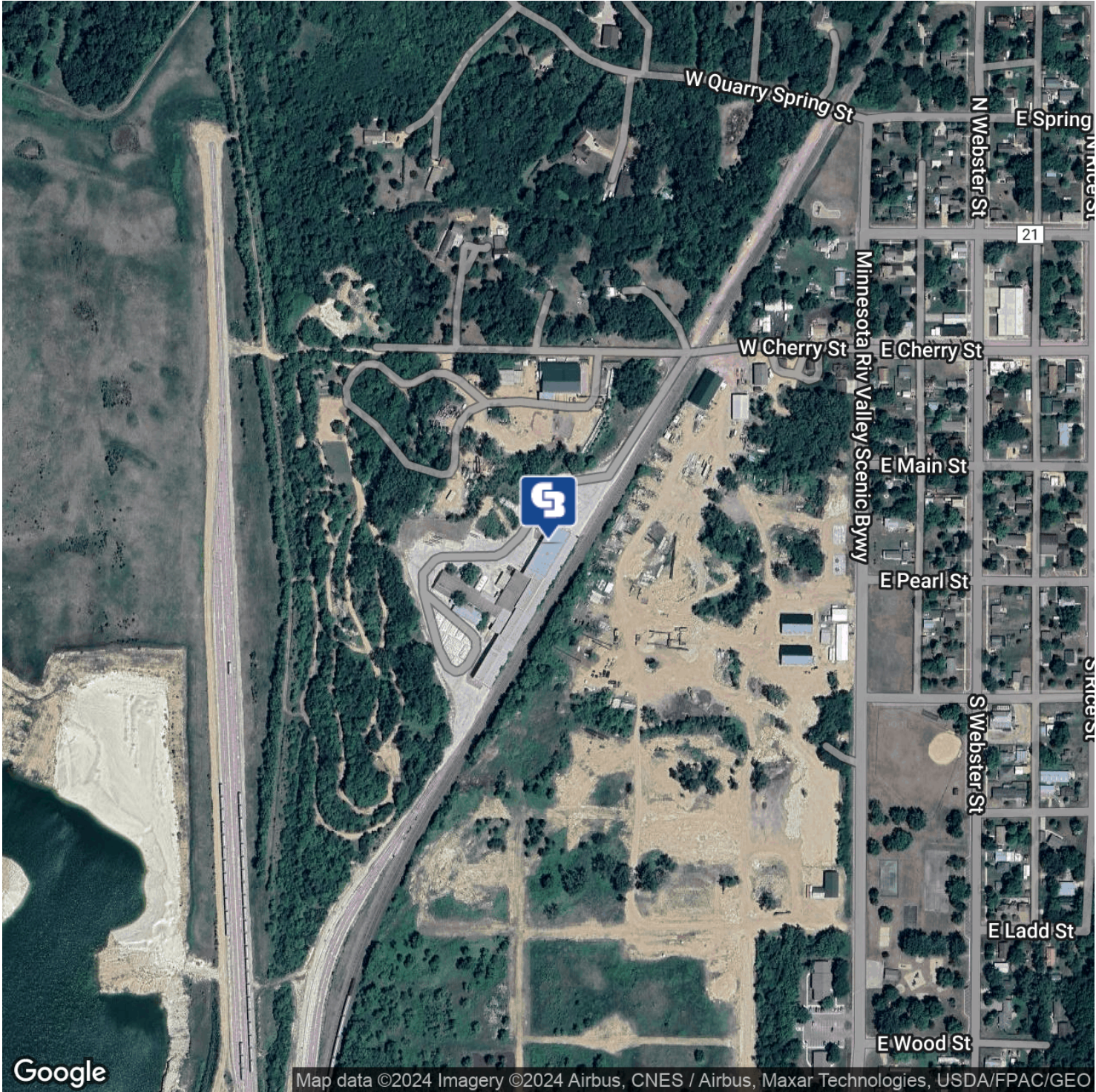
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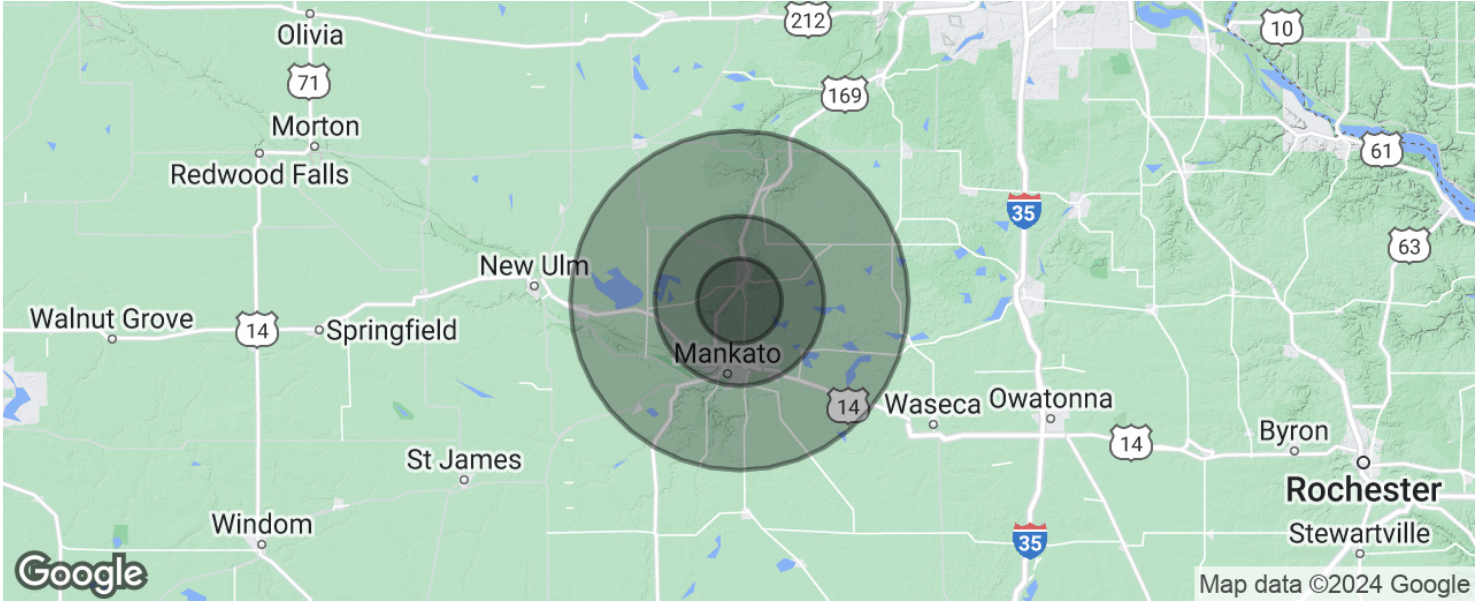




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POPULATION	5 MILES	10 MILES	20 MILES
Total population	18,221	79,718	142,496
Median age	29.2	32.0	33.3
Median age (Male)	28.6	30.8	32.5
Median age (Female)	29.7	33.9	34.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	5,969	30,794	54,027
# of persons per HH	3.1	2.6	2.6
Average HH income	\$60,876	\$59,338	\$62,909
Average house value	\$209,150	\$193,303	\$205,802

* Demographic data derived from 2020 ACS - US Census

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