



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

PERFECTION PACKAGING, INC.

\$450,000

49 Power Drive, Suite 1000
Mankato, MN 56001

FEATURES

-

AREA

Located in the Energy Park of hilltop Mankato, Power Drive connects the newly upgraded County Road 12 to MN Highway 22. Four lane MN Highway 14 is blocks away, and US Highway 169 is only 5 miles West. Situated near FedEx Ground, MRCI Worksource East Campus and E.I. Microcircuits, and near Mankato's primary retail district.



OFFICE

David Schooff CCIM SIOR CPM
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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715



PERFECTION PACKAGING, INC.

49 Power Drive, Suite 1000, Mankato, MN 56001

SALE



OFFERING SUMMARY

Sale Price:	\$85,000
Lot Size:	0.28 Acres
Year Built:	2015
Building Size:	11,985 SF
Zoning:	Light Industrial

PROPERTY OVERVIEW

Asset sale only. Opportunity to purchase 2 food packaging production line with option to become co-packer for Perfection Packaging. . Services provided include lay-down bags,stand up bags (for coffee) pre-printed and fill packaging, tubs, tins or any special order programs. Two production lines have an estimated daily capacity of 65,000 units.

Sale includes 2 complete packaging production lines with baggers and printers, 2 electric forklifts, 1 ton Chevy dump truck, 3 computer systems, pallet wrapper, all office equipment, Fritzie Fresh candy brand and many more assets. Buyer has option to purchase equipment and move to their own space or become co-packer for seller for the Rockstar Seedz/Pretzel/Peanut brand along with all other past/current co-packing business.

PROPERTY HIGHLIGHTS

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ASSET LIST - PERFECTION PACKAGING, INC.

SALE

Production Line 1

Bucket Elevator
Platform
10 head combination scale
Hayssen VFFS Bagger
3 Markem Printers
Take-a-way conveyor w/metal detector
Pack off turn table
SS Packing Table
Automatic Tape Machine
Take-a-way conveyor
2 automatic lablaire label machines
box coder/printer
roller conveyor

Production Line 2

Bucket Elevator
Platform
10 head combination scale
Hayssen VFFS Bagger
1 Markem Printers
Take-a-way conveyor
SS Pack off turn table
SS Packing Table
Automatic Tape Machine
Take-a-way conveyor
2 automatic lablaire label machines
box coder/printer
roller conveyor

Production Line 3

Bucket Elevator
Platform
14 head combination scale
Gusset/pillow VFFS bagger
built in printer
Take-a-way conveyor
SS Pack off turn table
3M Automatic Tape Machine
Take-a-way conveyor
5800 Markem box coder/printer

Approximately 33 bays of pallet racking
2 electric forklifts, batteries replaced approximately 2 years ago
Automatic Pallet wrapper
Manual Pallet Jack
Additional Roller conveyors
20' electric conveyor belt
Air Compressor
Miscellaneous forming tubes for Hayssen (11?)
Additional forming tube for Gusset VFFS bagger
Computer system w/software for Markem Printers
1 computer system for sales/QC office
1 computer system for account office

Various break room equipment

Table and chairs
Microwave
Refrigerator New with building
coffee maker
2 slow cooker/pressure cookers
Miscellaneous office chairs and desks, tables, white boards, corkboards
battery operated snow blower
1 ton Chevy dump truck for hauling cardboard to recycling center
maintenance tool box with assorted tools and repair parts
5 trash cans for production area and break room
brooms and dustpans
picnic table
gas grill

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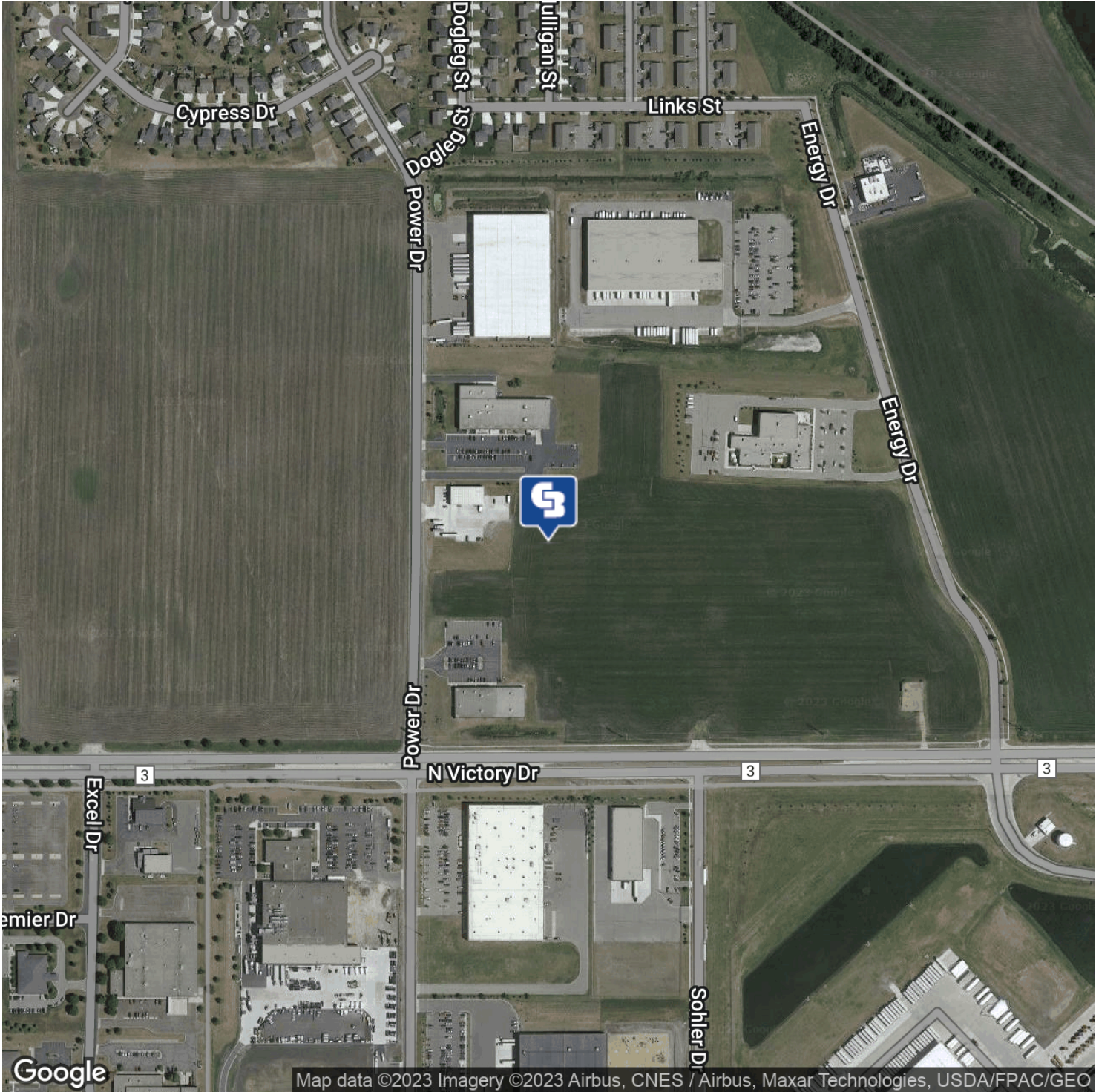
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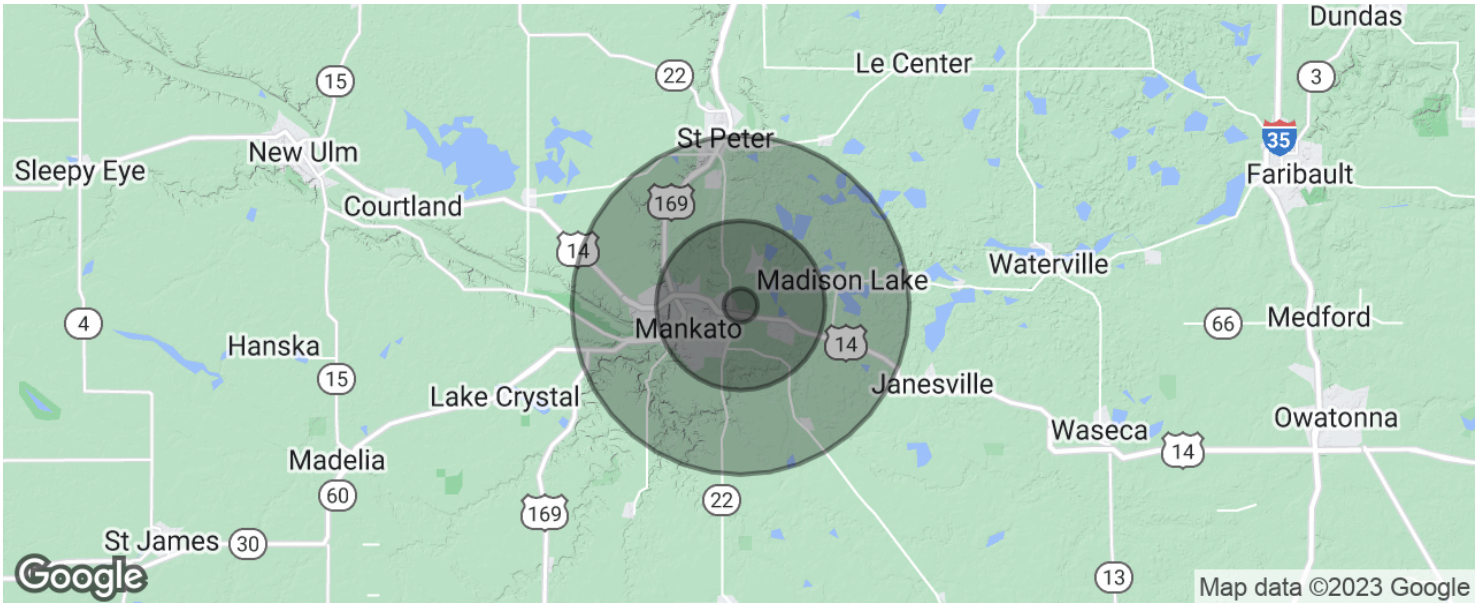
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SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	413	43,286	95,903
Median age	31.4	30.4	30.7
Median age (Male)	31.7	29.1	29.8
Median age (Female)	31.3	32.5	32.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	157	16,817	35,753
# of persons per HH	2.6	2.6	2.7
Average HH income	\$75,475	\$55,491	\$61,129
Average house value	\$224,385	\$186,918	\$196,984

* Demographic data derived from 2020 ACS - US Census

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BROKER BIO- APRIL FEMRITE

CBI, MBA



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

MN #40137517

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.

EDUCATION

Bachelor of Science, Journalism/Mass Communication; Iowa State University U.S. Chamber of Commerce Institute for Organization Management (Graduate) International Economic Development Council Economic Development Institute (EDI)

MEMBERSHIPS

CCIM

SIOR

CMF

State of Minnesota Real Estate Broker License

Minnesota Certified Chamber Professional (MCCP)

International Council of Shopping Centers

American Chamber of Commerce Executives (ACCE)

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