



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

POWER DRIVE - 49

\$1,150,000

49 Power Drive, Suite 1000

AVAILABLE SPACE
11,985 SF

FEATURES

- Warehouse/Industrial use + 4 Offices (1 production office)
- Conference Room, 2 ADA Compliant Restrooms, IT Room

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.



OFFICE

David Schooff CCIM SIOR CPM
507 382 2403
david@cbcfishergroup.com

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



SALE

POWER DRIVE - 49

49 Power Drive, Suite 1000, Mankato, MN 56001



OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	11,985 SF
Price / SF:	\$95.95
2018 Taxes	\$18,906
Year Built	2015

PROPERTY OVERVIEW

Newer warehouse/office flex space for sale. Steel frame insulated combined office, warehouse and manufacturing space. 5'x6' loading dock with 8'x10' OHD. Property has three offices and one production office, along with a break/conference room and IT room. Includes appliances and storage closet with mop sink. Space features a large upstairs open loft which could be turned into an additional conference room or individual offices. The property also has separate locked entrances to production floor, upstairs loft and main office area.

PROPERTY HIGHLIGHTS

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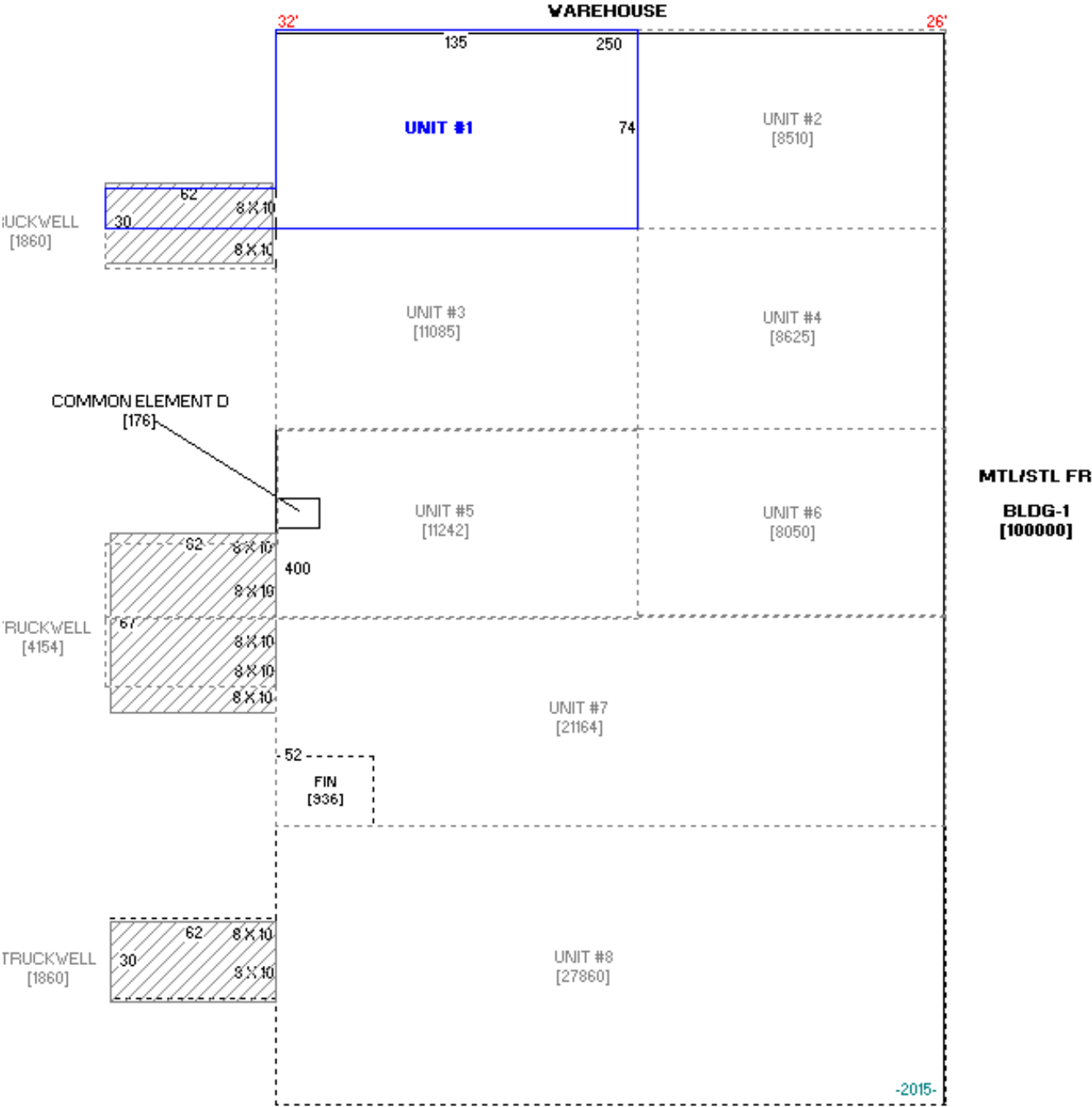
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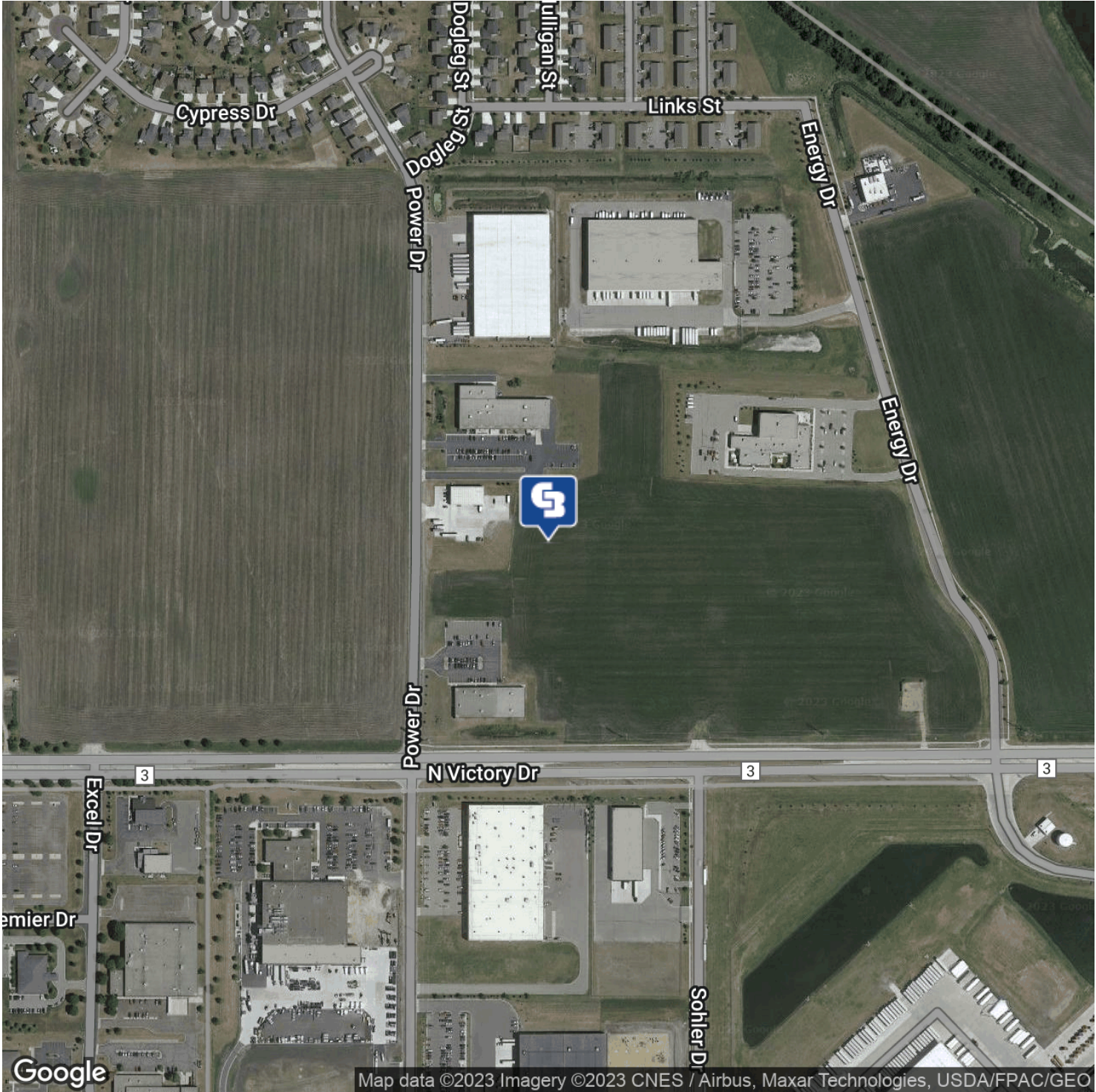
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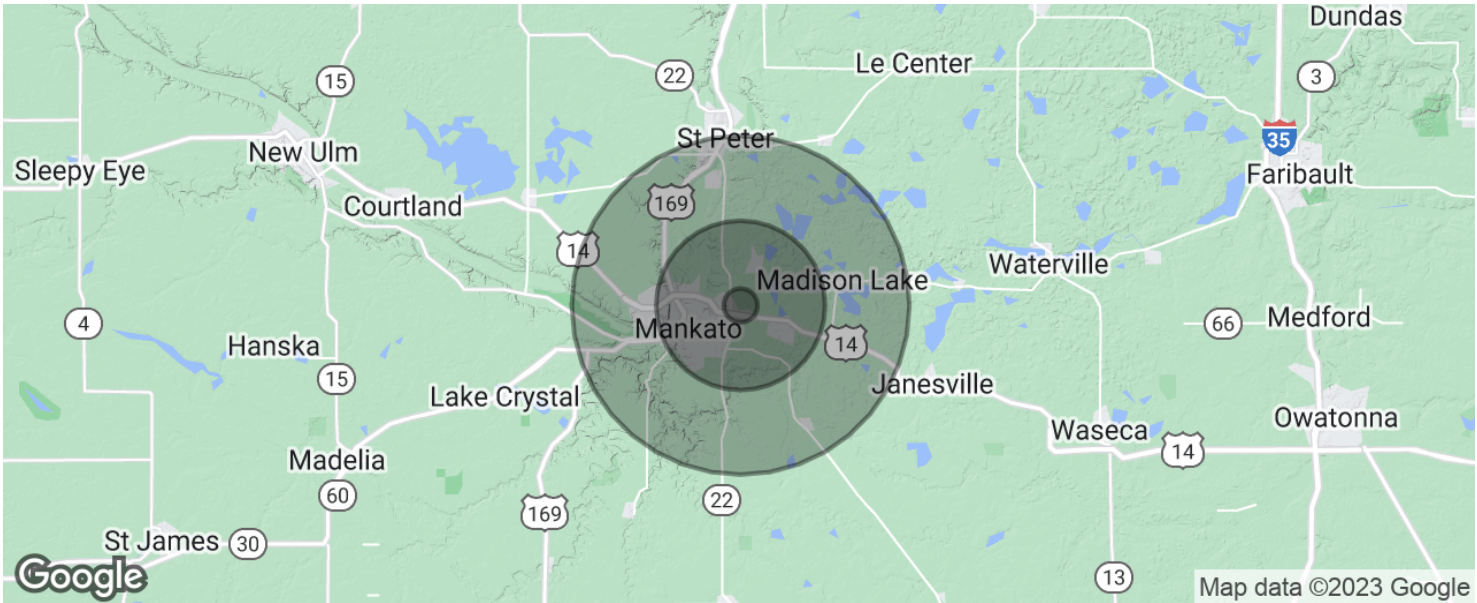
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	413	43,286	95,903
Median age	31.4	30.4	30.7
Median age (Male)	31.7	29.1	29.8
Median age (Female)	31.3	32.5	32.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	157	16,817	35,753
# of 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



BROKER BIO - APRIL FEMRITE

CBI, MBA

SALE



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)

Minnesota Chamber of Commerce Executives (MCCE)

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