



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

FOR LEASE

## HIGHWAY 22 WAREHOUSE - 15892 STATE HWY 22

Negotiable

15892 State Hwy 22  
Good Thunder, MN 56037

### AVAILABLE SPACE

### FEATURES

- 480-3 Phase Power
- New Roof
- (2) 12'x10' OHDs
- Additional Truck Parking in Rear
- Accessible for up to 53' Semi-Trailer
- Landlord Pays Real Estate Taxes



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### OFFICE

Rosie Brunmeier  
507 340 2463  
rosie@cbcfishergroup.com

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



# HIGHWAY 22 WAREHOUSE - 15892 STATE HWY 22

15892 State Hwy 22, Good Thunder, MN 56037



## OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Building Size:

5,460 SF

## PROPERTY OVERVIEW

LOW RENT! Located only 15 minutes south of Mankato on newly completed Highway 22. This heavily foamed warehouse is located behind the historic Beauford Creamery. Building B can be leased in its entirety of 5,460 SF using the connecting 6'5" door OR can be leased as two separate spaces, each with separate entrance. Space A garage door could be provided as a dock with load levelers if needed. Tenant pays propane if heat is required and responsible for snow removal. Landlord pays electricity (unless tenant needs heavy power). Tenant pays garbage.

Leasable Areas:

(A) 2,604SF at \$3/SF/ \$651Mo.

(B) 2,856 SF at \$3/SF/\$751Mo.

(A+B) 5,460 SF at \$3/SF/\$1365 Mo.

Building A is currently leased.

## PROPERTY HIGHLIGHTS

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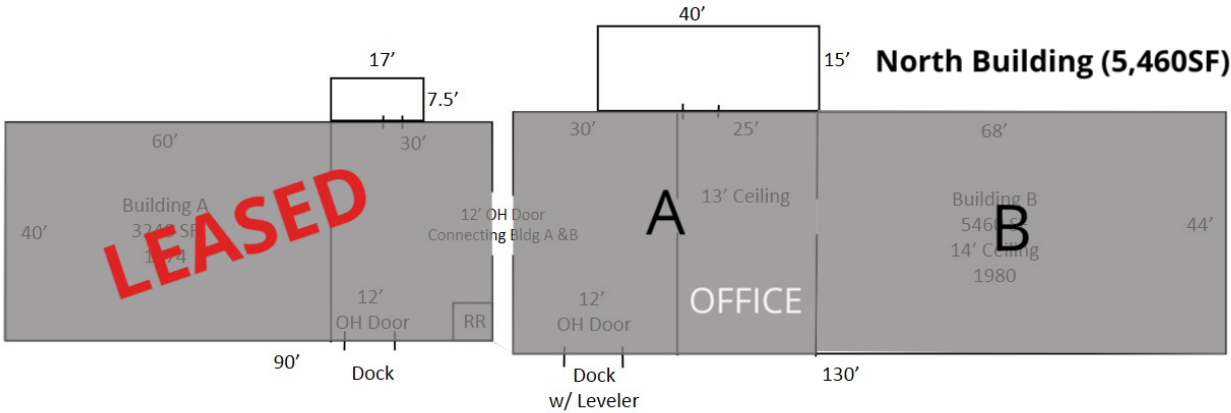
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LEASE TYPE | - TOTAL SPACE | 5,460 SF LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Building B - Space A	-	2,604 SF	Modified Gross	-
Building B - Space B	-	2,856 SF	Modified Gross	-

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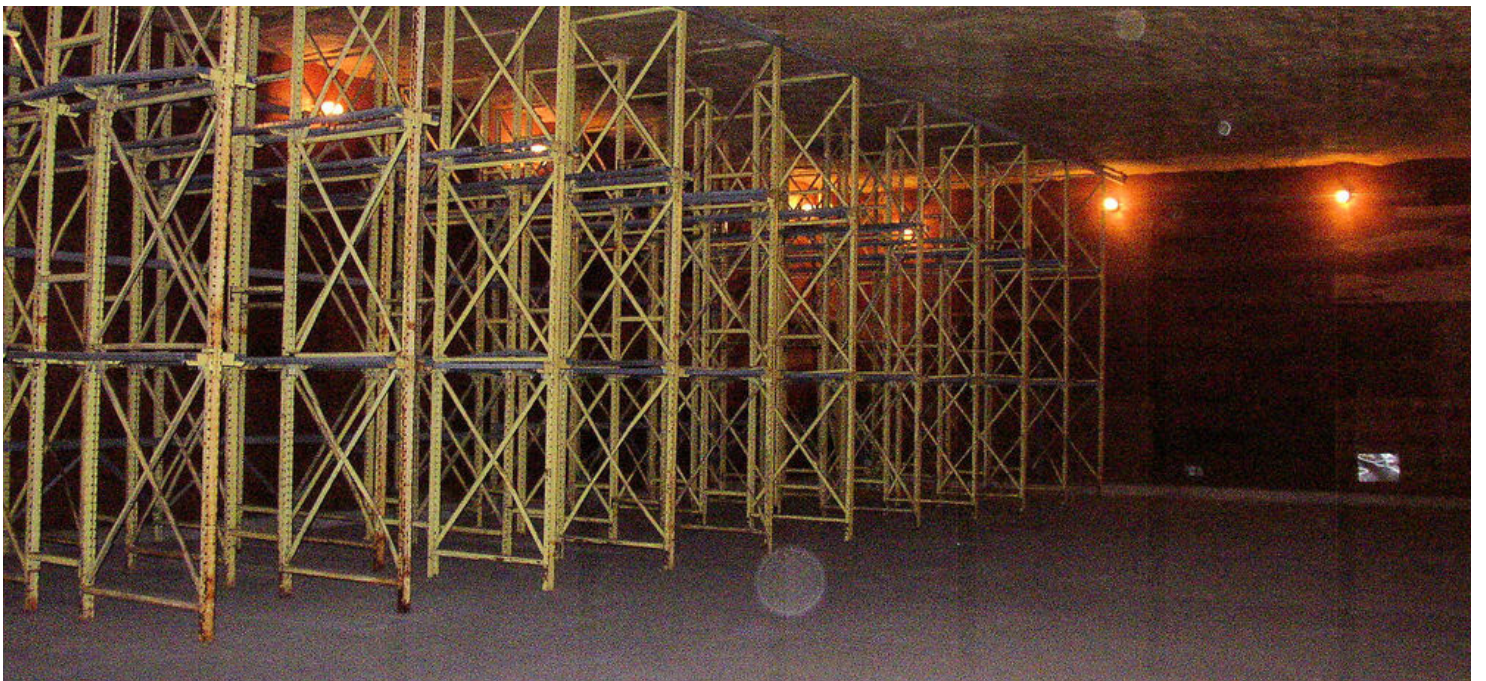
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LEASE



Exterior



Building B - racking not included

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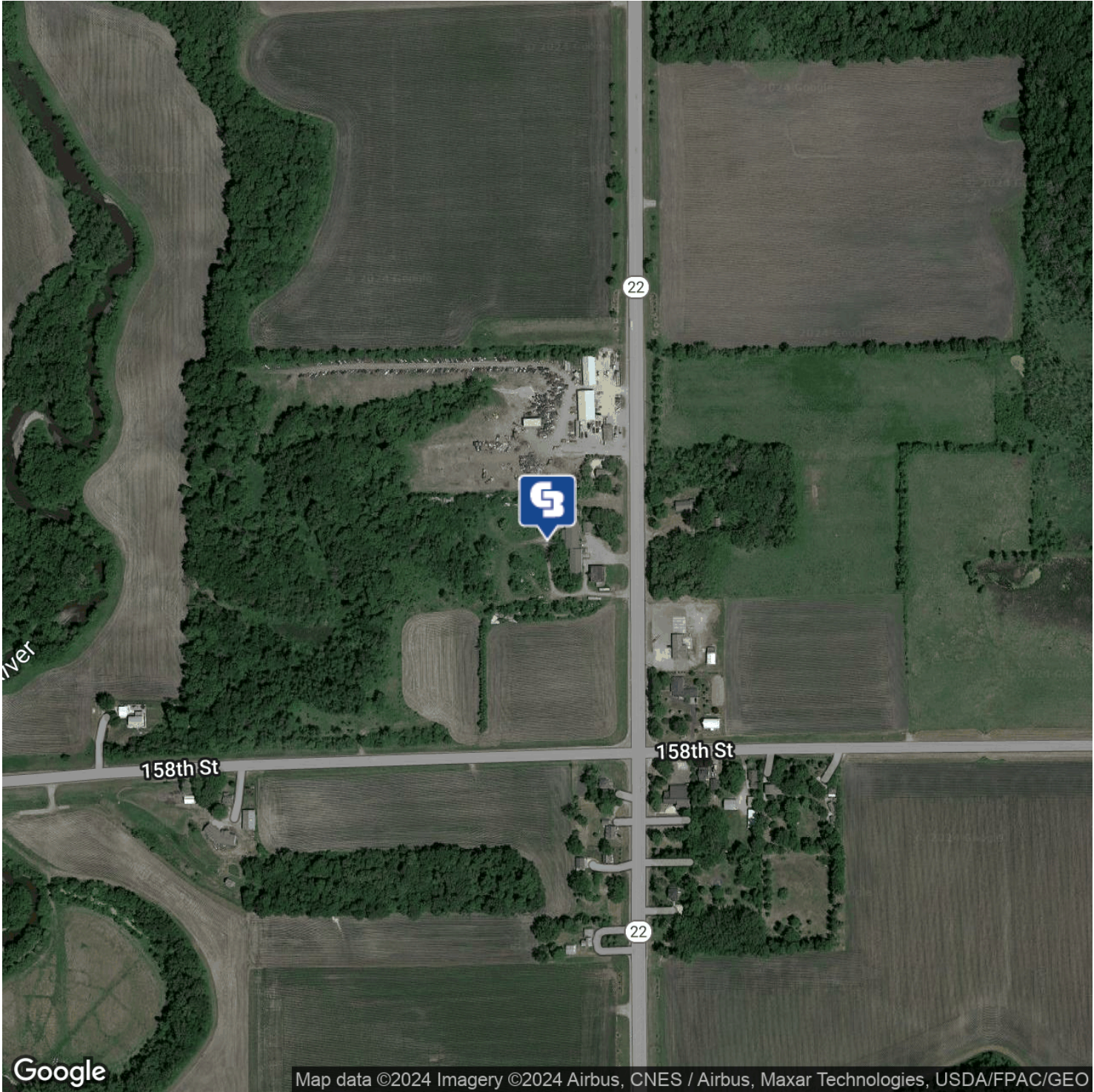




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LEASE



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## AGENT BIO - ROSIE BRUNMEIER



### ROSIE BRUNMEIER

Commercial Sales and Leasing Agent

rosie@cbcfishergroup.com

**Direct:** 507.340.2463 | **Cell:** 507.340.2463

### PROFESSIONAL BACKGROUND

Rosie Brunmeier has been active in the real estate industry for more than 60 years in sales, leasing, marketing and financing—with more than half of that at CBC Fisher Group. She was the first female agent to make the move to commercial real estate in Greater Mankato.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

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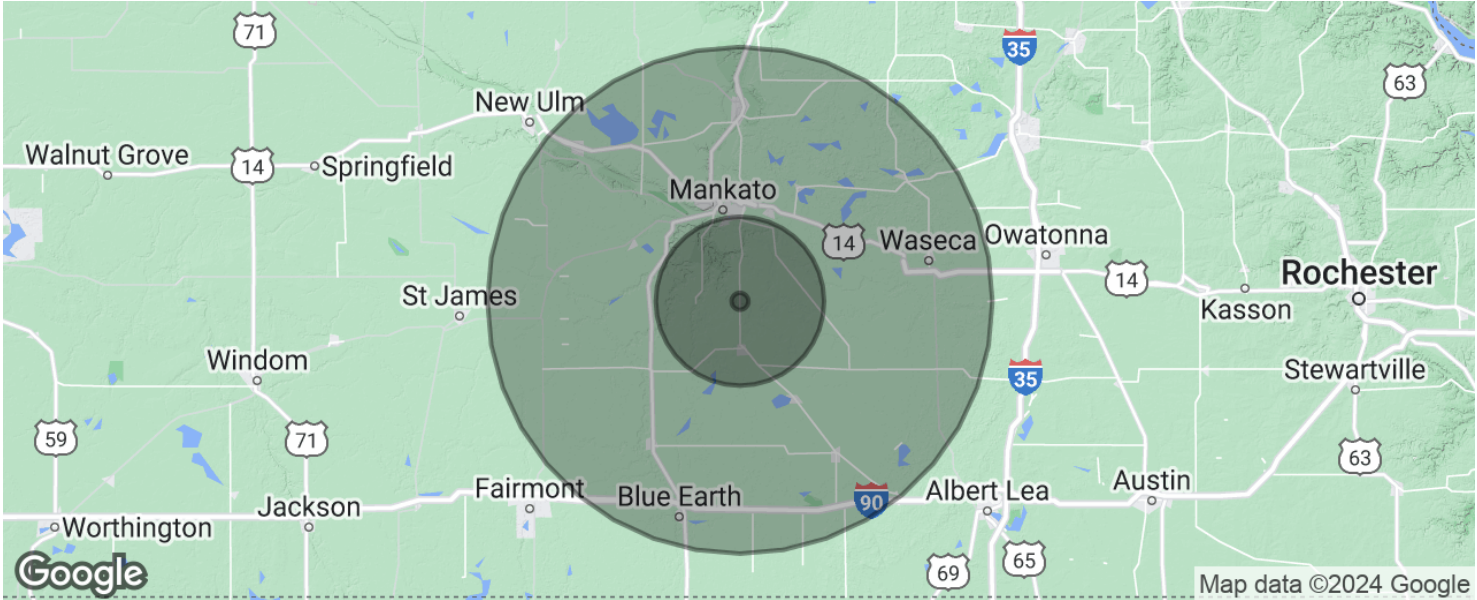
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	63	28,005	171,157
Median age	39.1	29.2	34.6
Median age (Male)	36.2	28.9	33.8
Median age (Female)	43.2	29.9	36.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	23	9,598	65,468
# of persons per HH	2.7	2.9	2.6
Average HH income	\$69,385	\$60,930	\$61,711
Average house value	\$174,966	\$195,592	\$191,472

\* Demographic data derived from 2020 ACS - US Census