



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

# LEASE

## FORMER BIG BOX PROPERTY

Negotiable

2015 Basset Drive  
Mankato, MN 56001

AVAILABLE SPACE  
46,410 - 139,231 SF

### FEATURES

- 540+ Parking Stalls
- (3) Dock-Height Doors
- 5,546 SF Truck Well
- High Visibility
- Large Open-Concept Warehouse/Retail Space
- Paved Outdoor Garden Center with Canopy and Gate

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### OFFICE

David Schooff CCIM SIOR CPM  
507 382 2403  
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**COLDWELL BANKER COMMERCIAL  
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201 North Riverfront Drive, Suite 230, Mankato, MN 56001  
507.625.4715



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## OFFERING SUMMARY

Available SF:	46,410 - 139,231 SF
Lease Rate:	Negotiable
Lot Size:	13.13 Acres
Taxes:	\$1.34 SF (est 2019)
CAM:	TBD
Year Built:	2007
Building Size:	139,231 SF
Renovated:	2007
Traffic Count:	15,400

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## PROPERTY OVERVIEW

Lease up to 139,231 SF of climate-controlled storage space! This former big-box home improvement store has great potential for the next owner/user. The property offers massive open concept warehouse space, 3 docks, multiple OHDs with wind guards, climate controlled storage and a retail drive-up loading area. The grounds/property would suite other large retailers, showrooms or large scale warehouse/distribution functions.

## LOCATION OVERVIEW

This property is located in Mankato's fastest growing retail district. Neighbored by Kohl's department store, WellsFargo and a robust strip center (Pet Co., Michael's, Old Navy, TJ Maxx) this former big-box retail location has high visibility and ease of access from Highway 22 (4-lane north-south thoroughfare) and newly constructed Cty 12 (east side bypass).



LARGE RETAIL LEASE OR INVESTMENT  
(FORMER HOME IMPROVEMENT BIG-BOX STORE)

2015 Basset Drive, Mankato, MN 56001

LEASE

LEASE TYPE | - TOTAL SPACE | 46,410 - 139,231 SF LEASE TERM | Negotiable LEASE RATE | Negotiable



UNAVAILABLE AVAILABLE

SUITE	SIZE	TYPE	RATE
East End Cap - SELF STORAGE	53,368 SF	NNN	-
Center Space (can divide/combine)	41,830 SF	NNN	\$5.00 SF/yr

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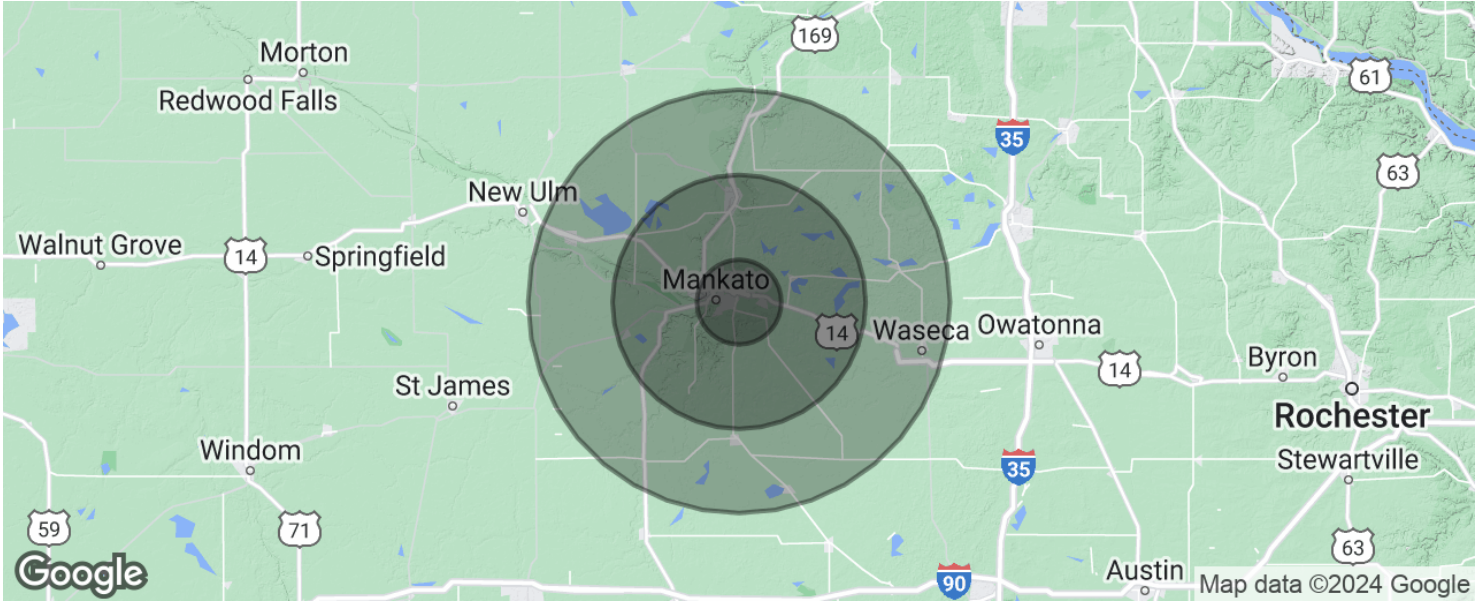




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POPULATION	5 MILES	15 MILES	25 MILES
Total population	55,434	115,912	156,038
Median age	29.0	32.0	33.9
Median age (Male)	28.0	31.1	33.1
Median age (Female)	30.8	33.6	35.3
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total households	20,984	43,426	59,294
# of persons per HH	2.6	2.7	2.6
Average HH income	\$54,381	\$62,452	\$62,743
Average house value	\$183,174	\$199,267	\$202,003

\* Demographic data derived from 2020 ACS - US Census

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### DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

david@cbcfishergroup.com

Direct: 507.382.2403 | Cell:

### 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.

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