



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR SALE

ROSEMOUNT OFFICE/INDUSTRIAL

Price Upon Request

15191 Boulder Court
Rosemount, MN 55068

AVAILABLE SPACE
20,888 SF

FEATURES

- 2,760 SF Warehouse with (2) Docks
- 15' Ceilings Throughout
- 18,000+ Square Feet of Office/Flex Space
- Easily Dividable for Multi-Use Premises



AGENT CONTACT

Cate DeBates
507 676 4327
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**COLDWELL BANKER COMMERCIAL
FISHER GROUP**
201 North Riverfront Drive, Suite 230, Mankato, MN 56001
507.625.4715

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ROSEMOUNT OFFICE/INDUSTRIAL

PROPERTY SUMMARY

SALE



OFFERING SUMMARY

Sale Price:	Price Upon Request
Available SF:	
Lot Size:	5.43 Acres
Year Built:	2006
Building Size:	20,888 SF
Taxes Est.	\$80,000 (Dakota County)

PROPERTY OVERVIEW

This property has been self-managed and well kept by previous owner/user. Pristine facilities include several executive offices, huddle/conference room spaces, flex space for programming and a central cafeteria/kitchen. Former spaces were used in assembly programming, with added drop-down electrical. A back warehouse has two dock height doors and additional 2,760 square feet for operational/storage/shipping needs. Ceilings are 15'+ throughout. Additional amenities include amply exterior green space/courtyard, ample parking and covered commuter pick up area.

This Office/Industrial property in Rosemount Minnesota is seated in JJT Business Park among other prominent industries including Sweet Harvest Foods, Intellifeed, Nachman International, Geometrix and Akona Manufacturing.

LOCATION OVERVIEW

Located off Business District Thoroughfare, 150th Street and just under ten (10) miles from I-35, this property is seated in a small industrial park in Rosemount, Minnesota.

St. Paul (20 miles)
Minneapolis (25 miles)
Wisconsin Border (20 miles)

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PHOTOS

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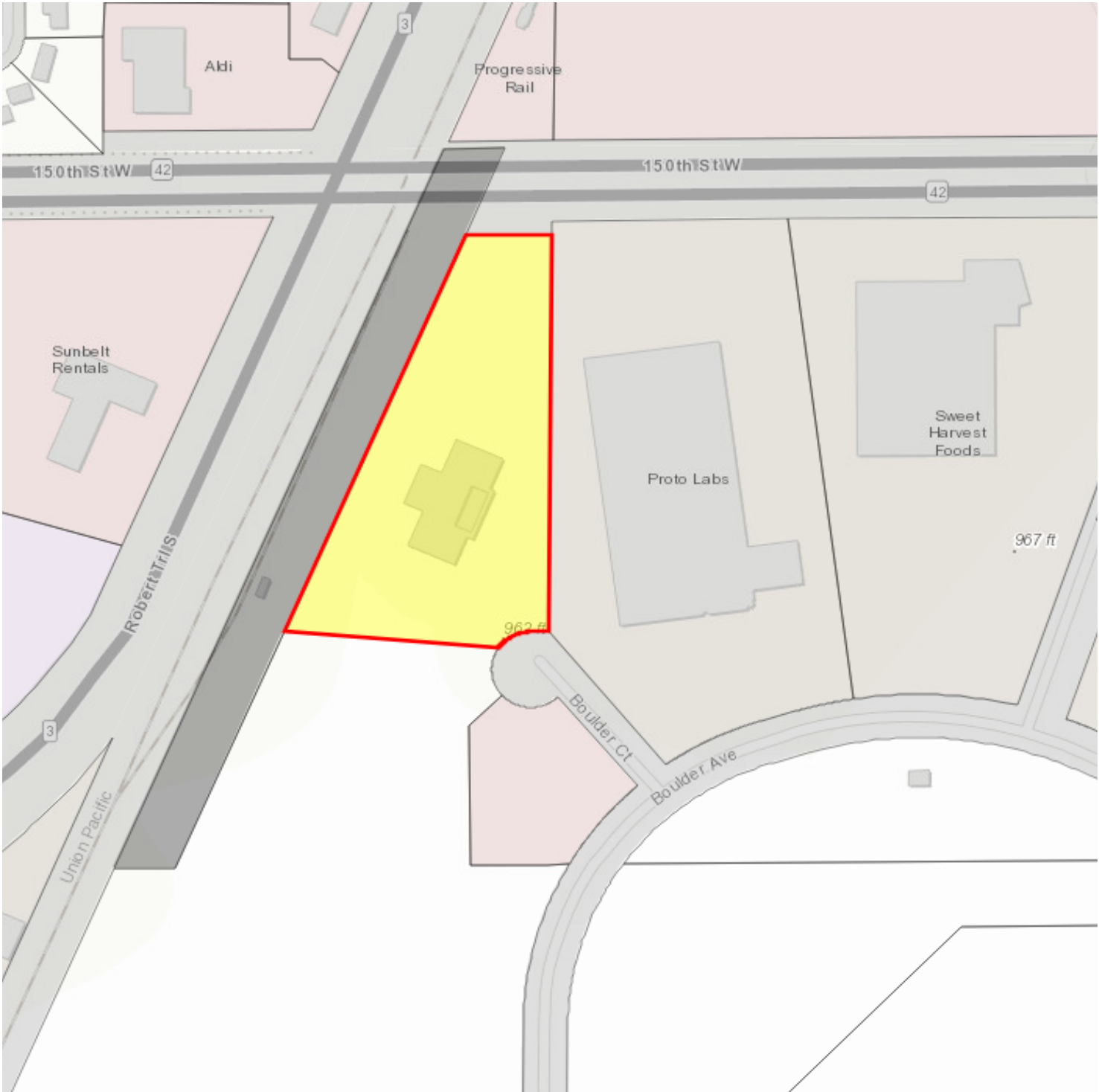
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ROSEMOUNT OFFICE/INDUSTRIAL
PROPERTY MAP

SALE



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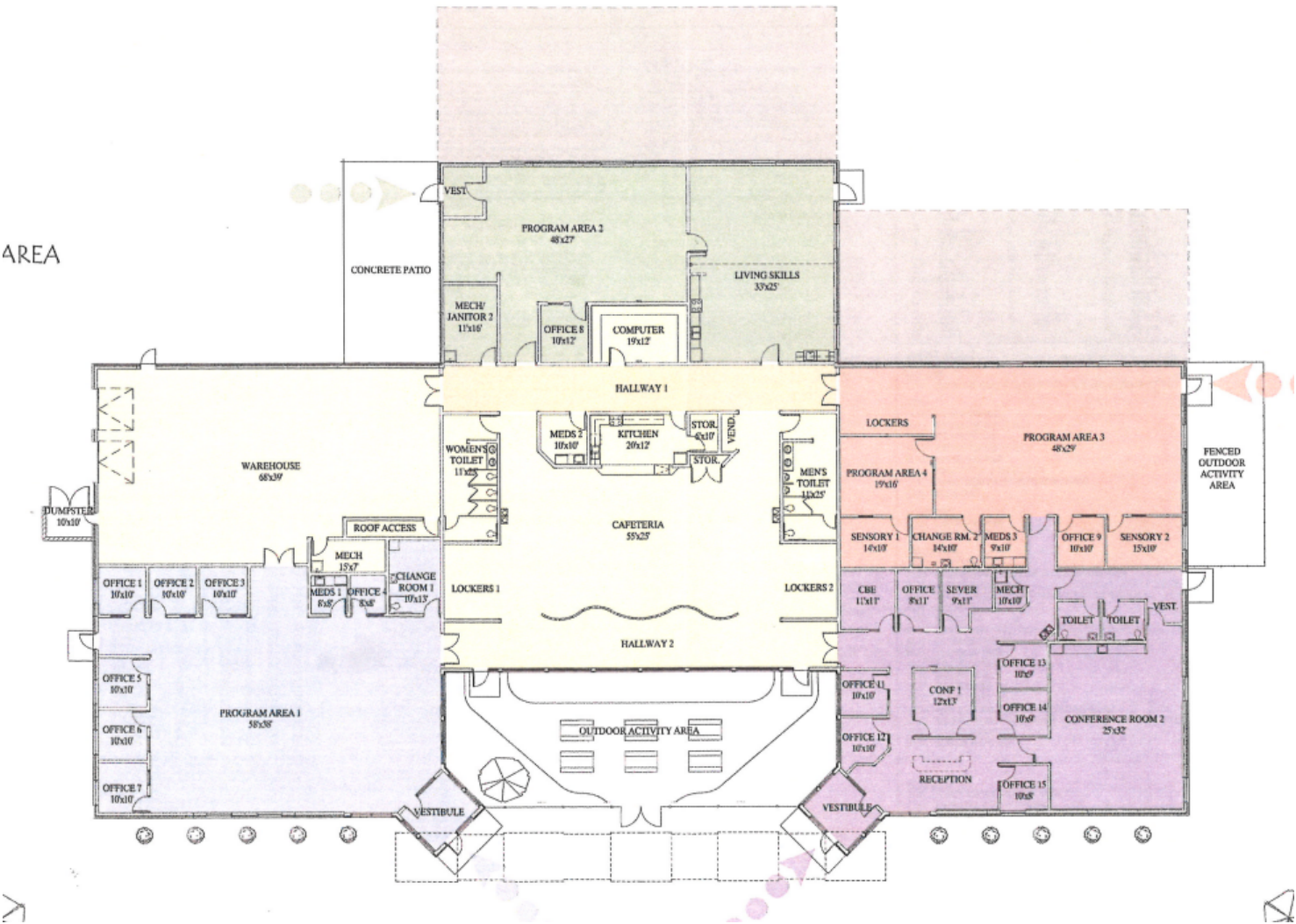


ROSEMOUNT OFFICE/INDUSTRIAL
FLOOR PLAN

SALE

EL

AREA



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AERIAL MAP

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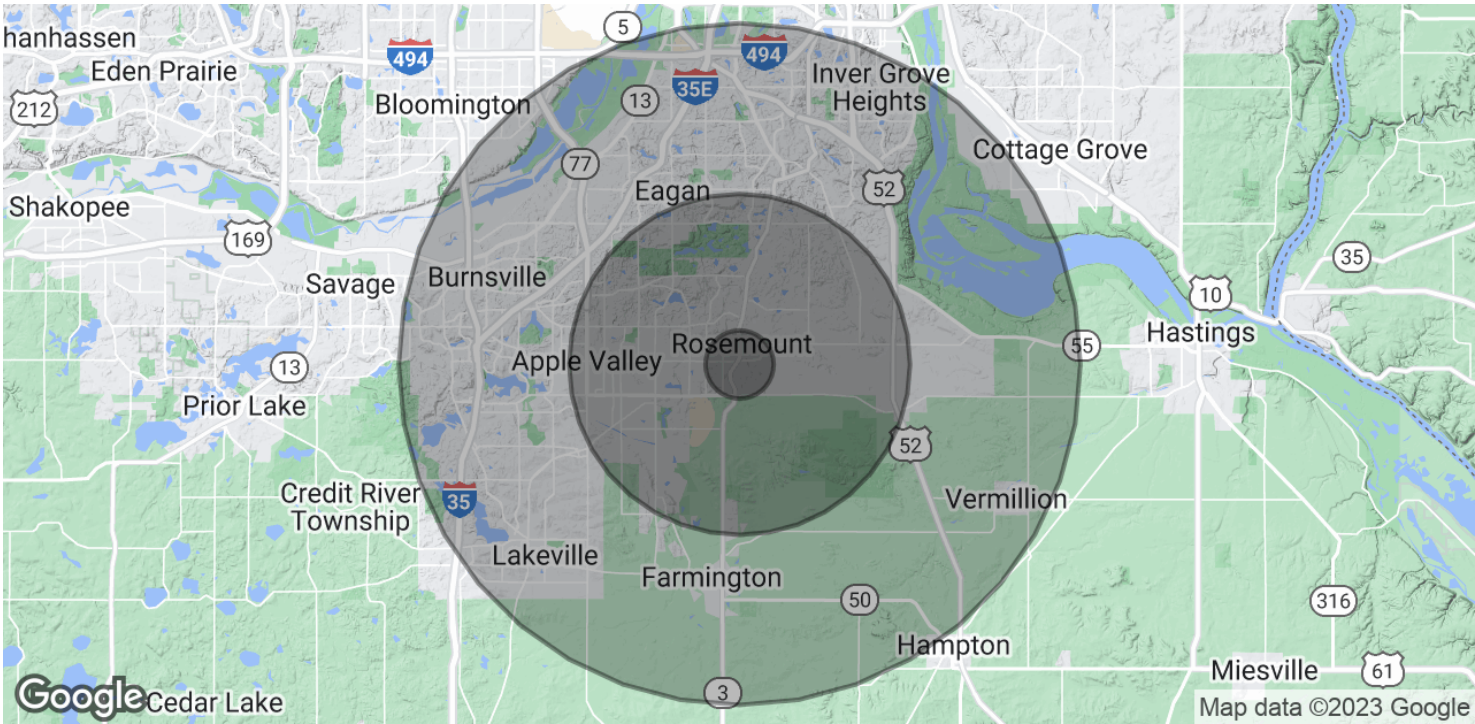
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ROSEMOUNT OFFICE/INDUSTRIAL

DEMOGRAPHICS

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,147	86,692	340,274
Average age	34.8	35.2	35.7
Average age (Male)	33.2	34.7	34.8
Average age (Female)	35.8	35.5	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,274	30,501	128,352
# of persons per HH	2.7	2.8	2.7
Average HH income	\$76,058	\$98,539	\$93,393
Average house value	\$258,175	\$285,043	\$282,850

* Demographic data derived from 2020 ACS - US Census

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ROSEMOUNT OFFICE/INDUSTRIAL

AGENT BIOGRAPHY



CATE DEBATES

Vice President | Agent

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Direct: 507.676.4327 | Cell:

PROFESSIONAL BACKGROUND

Cate is the Director of Business Development, positioning our company as the #1 commercial real estate office in the marketplace. Cate handles our brand and marketing strategy, while engaging new and existing clients. Our clients can rely on Cate to develop high-quality marketing materials for their listings, ensuring accurate and consistent data. She will make sure your listing is on the market as fast as possible -- using the latest technology in real estate syndication to maximize exposure. Cate bleeds CBC Blue and represents our company, tenants and clients in an approachable and professional manner. Cate also handles all internal and external communications, making sure our tenants know how to find information and feel connected to our services and expert staff.

Cate is also a CBC Fisher Group commercial agent, selling and leasing office, retail and industrial property in southern Minnesota. She has closed more than \$1.5M in transactions and sold or leased 40,000 square feet in 2020. Cate continues to help our sales team grow our portfolio of satisfied owners, tenants and landlords.

Cate is deeply involved in the community affording CBC Fisher Group the ability to directly communicate to potential clients and tenants in an unassuming and friendly fashion. She stays engaged in the community in a variety of roles including Greater Mankato Growth's City Center Partnership Board of Directors, is a founding member of YWCA Mankato's Empowerment Society and Co-Chair of the Women of Distinction event and is the 2020 Chair of the Minnesota Chamber of Commerce Leaders Lab program.

Cate is a graduate of Minnesota State University with her B.S. in Public Relations and an M.S. in Educational Leadership. A proud Maverick alumna, you can often find her at a Football or Hockey game with her husband, Greg. They live on Lake Washington where they enjoy walks and bonfires with their dog, Frank.

RECENT TRANSACTIONS



SALE PENDING!

Retail | 3,400 SF



LEASED!

Office | 12,000 SF



LEASED!

Retail | 3,500 SF



SOLD!

Industrial | 2,400 SF

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