

NORTH INDUSTRIAL - 303 LUNDIN

Price Upon Request

303 Lundin Blvd
Mankato, MN 56001

AVAILABLE SPACE

FEATURES

- 5,000+ Square Feet of Manufacturing
- 1,920 Square Feet of Finished Office Space
- On-Grade Precast Construction
- 11,500 Square Foot Asphalt Lot
- Easy Access to Major Highways and Thoroughfares
- Near Truck Repair and Shell Service Station



BROKER CONTACT

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



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PROPERTY SUMMARY

LEASE



OFFERING SUMMARY

Available SF:

Lease Rate: Price Upon Request

Lot Size: 1.15 Acres

Year Built: 1977

Building Size: 7,104 SF

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PROPERTY OVERVIEW

Midsized Industrial Property for Lease!
This property is in an excellent location with easy access to major highways and thoroughfares. 11,500+ square feet of asphalt lot, two OHDs and One mechanical dock (30,000lbs). This property has nearly 2,000 square feet of finished office space, with more than 5,000 square feet of manufacturing space (gas heaters). The property also features an open steel mezzanine for additional storage (688 sf). The parcel also has additional greenspace/yard to accommodate expansion.

LOCATION OVERVIEW

This property is located in the Third Avenue Industrial Park, just blocks off US Highway 14 (4-lane) and 1 mile from Metro-Connection, Highway 169. The building is surrounded by vacant land parcels for potential expansion opportunities and neighbors a Shell Trucking service station. Adjacent businesses include Tire Associates, Wright Tree Services, ABC Supply Co, FleetPrice, Matheson, and Viking Electric.



NORTH INDUSTRIAL - 303 LUNDIN
PHOTOS

LEASE



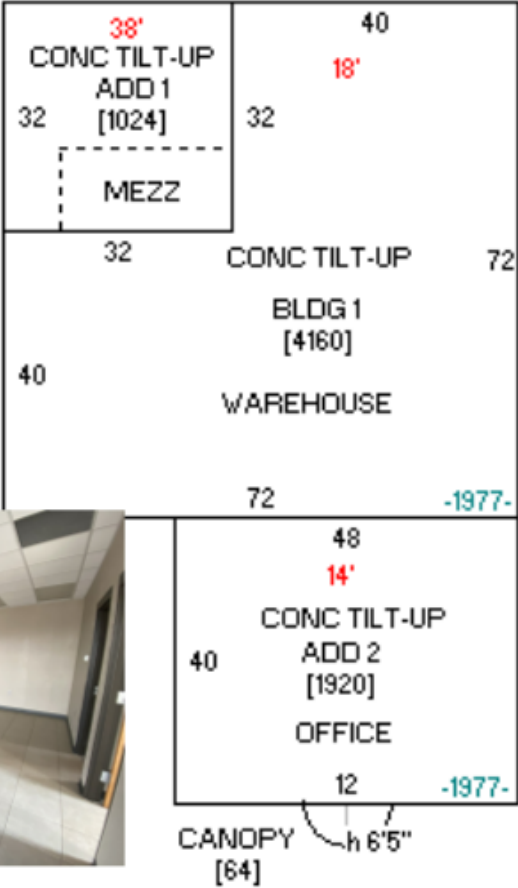
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NORTH INDUSTRIAL - 303 LUNDIN
FLOOR PLAN

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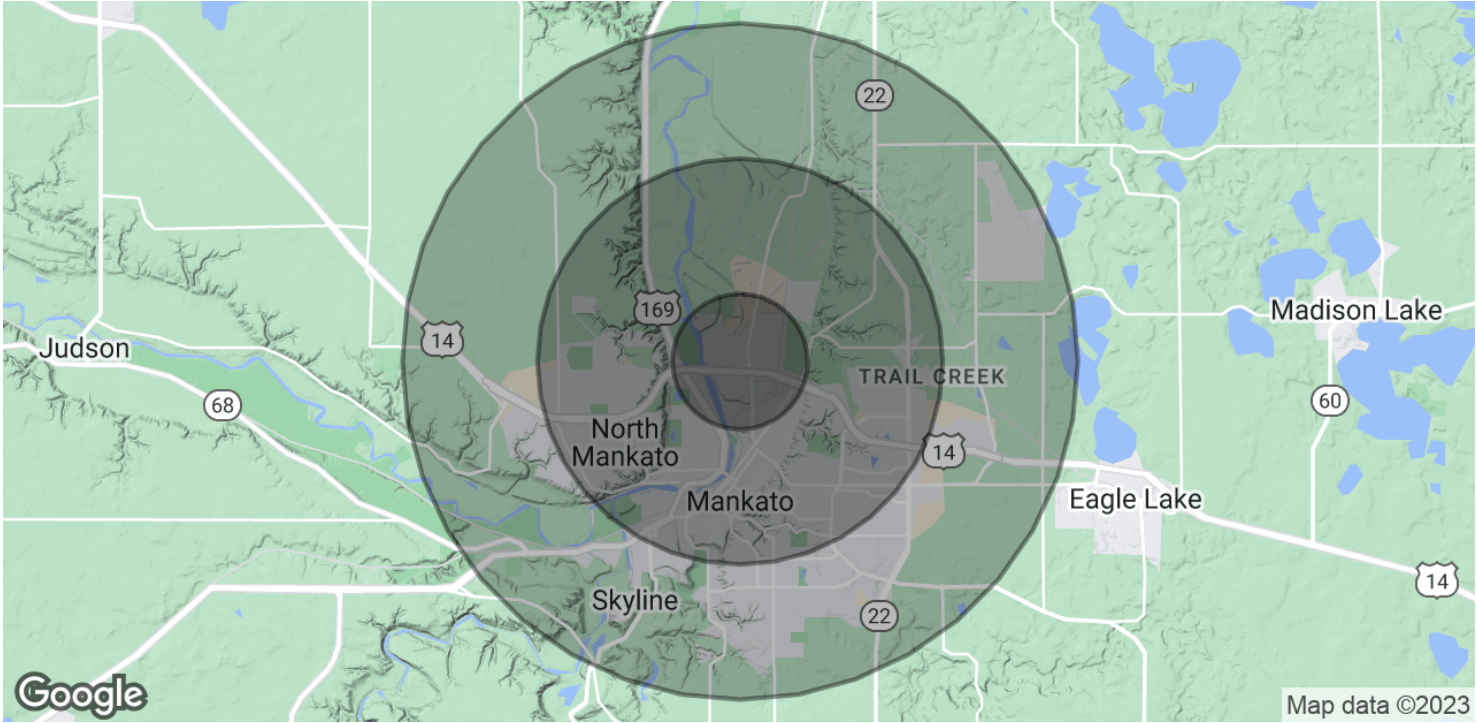
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NORTH INDUSTRIAL - 303 LUNDIN

DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,775	33,347	70,144
Average age	32.0	31.1	30.3
Average age (Male)	29.9	29.6	29.2
Average age (Female)	37.7	33.7	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,006	13,594	26,976
# of persons per HH	2.8	2.5	2.6
Average HH income	\$51,172	\$54,602	\$58,162
Average house value	\$147,023	\$167,596	\$186,849

* Demographic data derived from 2020 ACS - US Census



NORTH INDUSTRIAL - 303 LUNDIN

BROKER BIOGRAPHY



DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

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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.

FISHER GROUP

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