

\$8.00 SF/yr (NNN)

## 1304 Valleyhigh Drive Northwest | Industrial

- Divisible space to up to 4 units
- Great for all types of businesses
- Signage on Valleyhigh Dr NW
- Close Highway 52 or Highway 14 Access



### PROPERTY FACTS

Lease Rate:	\$8.00 SF/yr (NNN)
Building Size:	39,020 SF
Available SF:	6,075 - 39,020 SF
Lot Size:	1.21 Acres
Number of Units:	4
Year Built:	1962
Renovated:	2023
Zoning:	Industrial



**BUCKY BEEMAN**

507.951.7130

BUCKY@RGI-GROUP.COM



**MATT GOVE**

507.951.1147

MATT@RGI-GROUP.COM

416 SOUTH BROADWAY, SUITE #1  
ROCHESTER, MN 55901

**RGI-GROUP.COM**