

1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



Sale Price

\$3,500,000

OFFERING SUMMARY

Building Size:	41,103 SF
Lot Size:	83,216 SF
Number of Units:	1
Price / SF:	\$85.15
Year Built:	1968
Zoning:	Commercial

PROPERTY OVERVIEW

Located minutes from Downtown Rochester and situated with high visibility on Valleyhigh Drive this spacious warehouse is available For Sale or Lease. With multiple overhead garage doors, dock doors, open warehouse space, and office space, this property offers solutions for a multitude of users. This property has been well cared for with the most recent improvements including a new asphalt parking lot. Clear heights within the warehouse range from 10 to 16 feet. With two current tenants this warehouse has the capability to be acquired by an owner occupant, as an investment, or is available to lease.

PROPERTY HIGHLIGHTS

- Loading Docks (5)
- Drive In Doors (2).
- New Asphalt Parking Lot
- Printing Company Will Lease Back

BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

507.951.1147

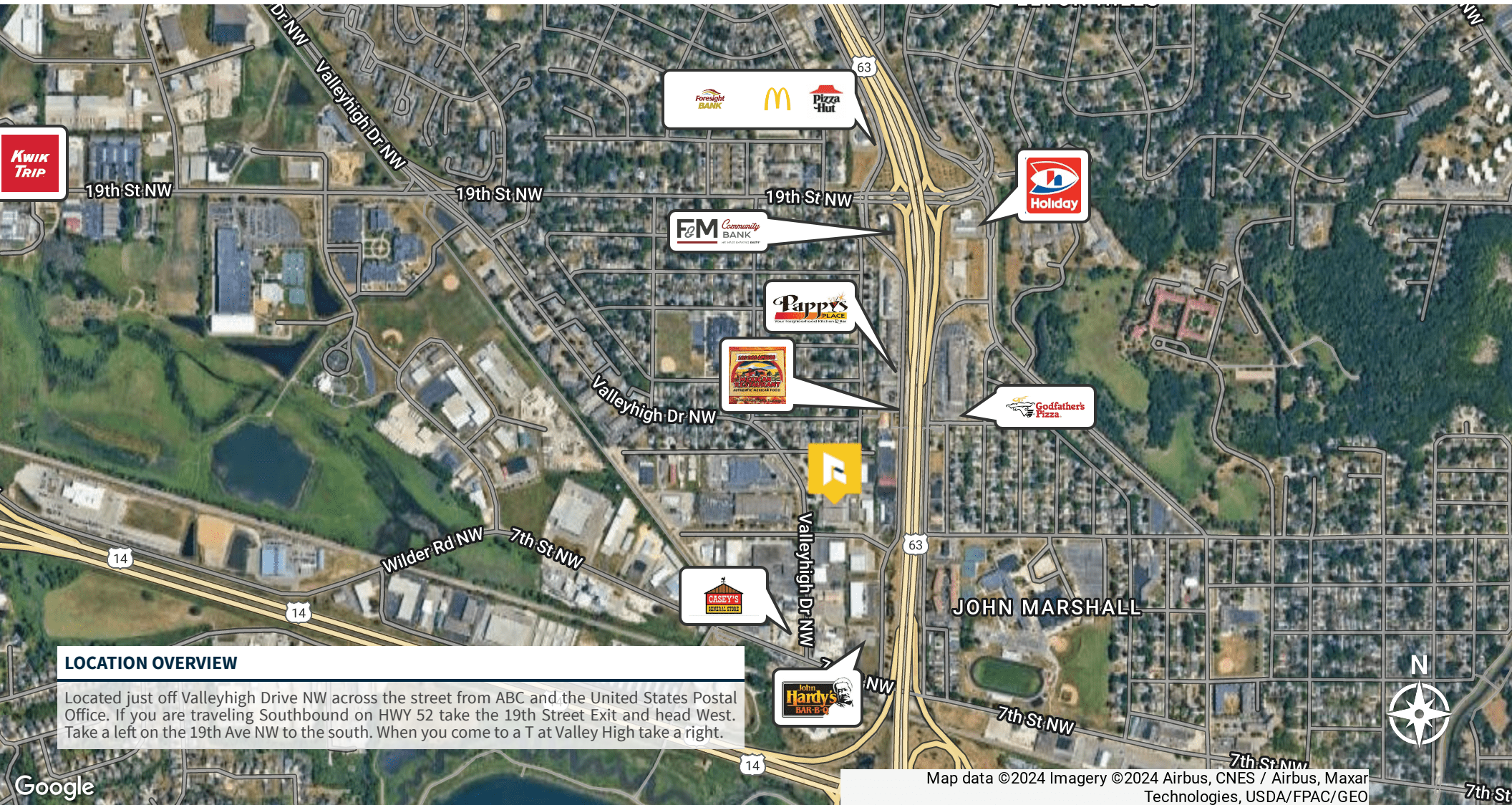
matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | [RGI-GROUP.COM](http://rgi-group.com)



1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



LOCATION OVERVIEW

Located just off Valleyhigh Drive NW across the street from ABC and the United States Postal Office. If you are traveling Southbound on HWY 52 take the 19th Street Exit and head West. Take a left on the 19th Ave NW to the south. When you come to a T at Valley High take a right.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

507.951.1147

matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



BUCKY BEEMAN

507.951.7130

ucky@rgi-group.com

MATT GOVE

507.951.1147

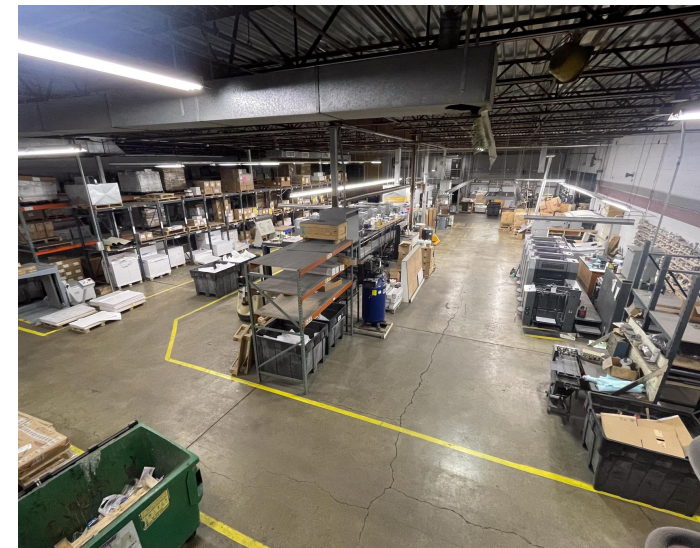
matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | RGI-GROUP.COM



1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

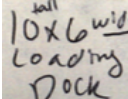
507.951.1147

matt@rgi-group.com

416 SOUTH BROADWAY, SUITE #1 | 507.951.7130 | [RGI-GROUP.COM](http://rgi-group.com)



Valleyhigh Flex Space



- Call 911
- Exit Building
- Gather on South boulevard

F = Fire Extinguisher

matt@rgi-group.com

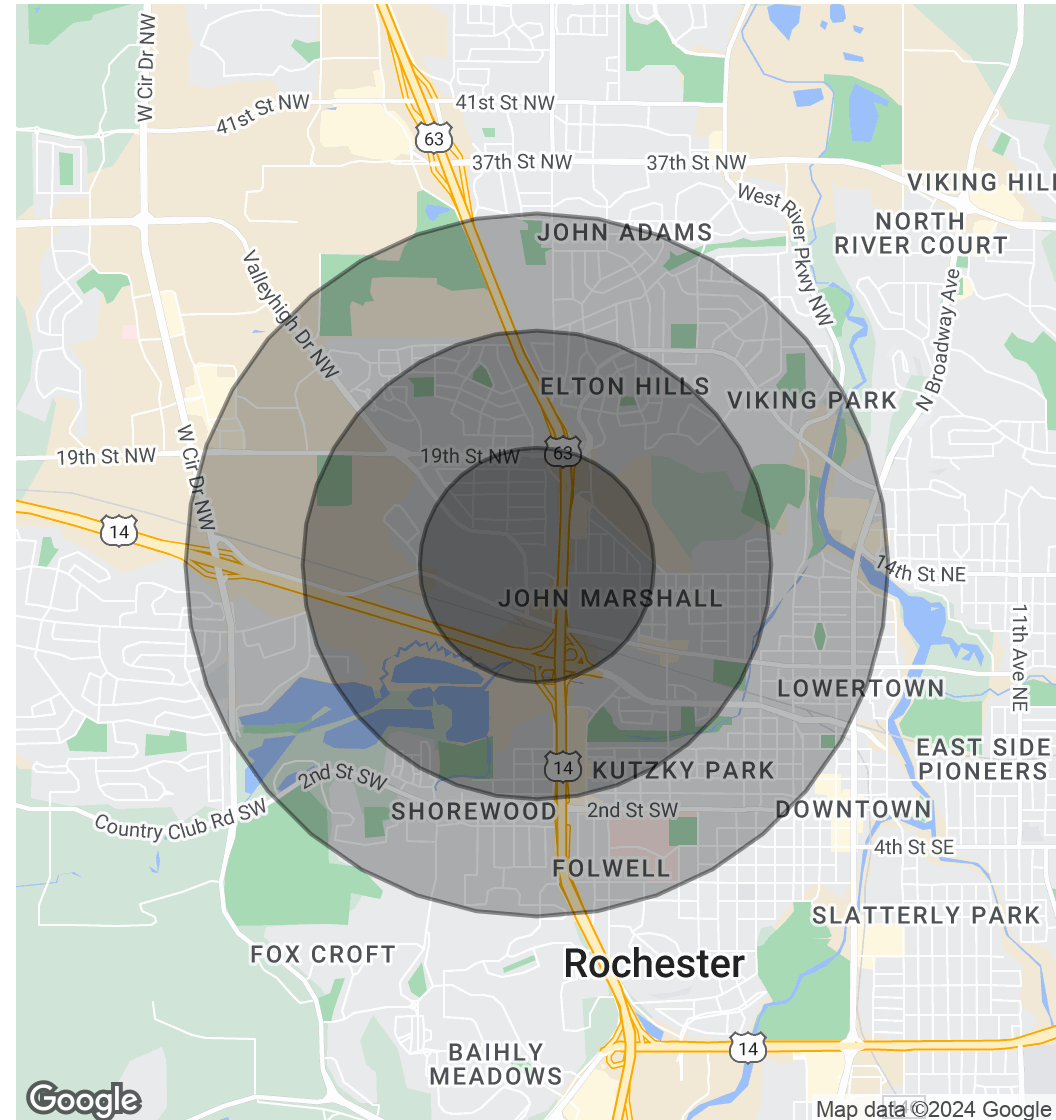


Valleyhigh Flex Space

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,570	10,954	23,664
Average Age	38.5	35.6	35.5
Average Age (Male)	37.7	34.5	34.4
Average Age (Female)	39.0	38.0	37.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	643	4,945	11,006
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$70,620	\$67,019	\$75,612
Average House Value	\$170,437	\$166,402	\$184,643

2020 American Community Survey (ACS)



BUCKY BEEMAN

507.951.7130

bucky@rgi-group.com

MATT GOVE

507.951.1147

matt@rgi-group.com

1416 VALLEYHIGH DRIVE NORTHWEST

Valleyhigh Flex Space



BUCKY BEEMAN

Realtor-Developer-Partner

Direct: 507.951.7130 **Cell:** 507.951.7130
bucky@rgi-group.com



MN #40149580



MATT GOVE

Agent

Direct: 507.951.1147 **Cell:** 507.951.1147
matt@rgi-group.com



MN #40779556

BUCKY BEEMAN

507.951.7130
bucky@rgi-group.com

MATT GOVE

507.951.1147
matt@rgi-group.com

