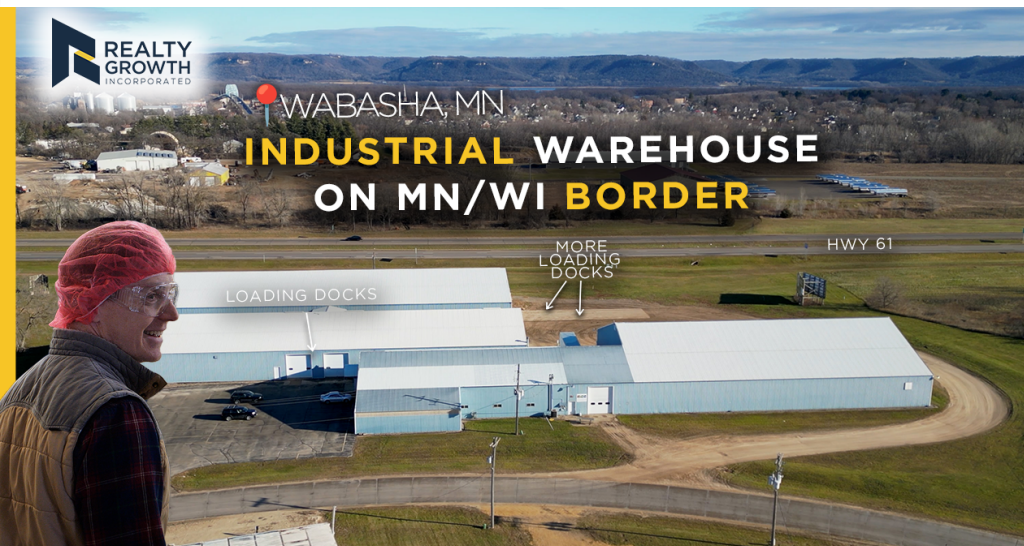


Wabasha Industrial Warehouse Space



Lease Rate

\$6.00 SF/YR**OFFERING SUMMARY**

Building Size:	62,656 SF
Available SF:	38,994 SF
Lot Size:	3.1 Acres
Number of Units:	2
Year Built:	1984
Zoning:	Industrial

PROPERTY OVERVIEW

Come see this large industrial Property in Wabasha Minnesota. This property is extremely accessible off HWY 61 with access to the River Valley and Wisconsin by crossing the bridge into Nelson. The building has multiple access points with loading docks, drive-in doors, and multiple doors around the perimeter. The property is in good condition and has been occupied for many years by one tenant who will be vacating. Large amounts of power are available for manufacturing or other related uses.

LOCATION OVERVIEW

Located on the South side of HWY 61. This property can be found on Industrial Court if you turn by Dairy Queen.

SPACES	LEASE RATE	SPACE SIZE
170 Industrial Ct	\$6.00 SF/yr	38,994 SF

BUCKY BEEMAN

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170 INDUSTRIAL CT

Wabasha Industrial Warehouse Space



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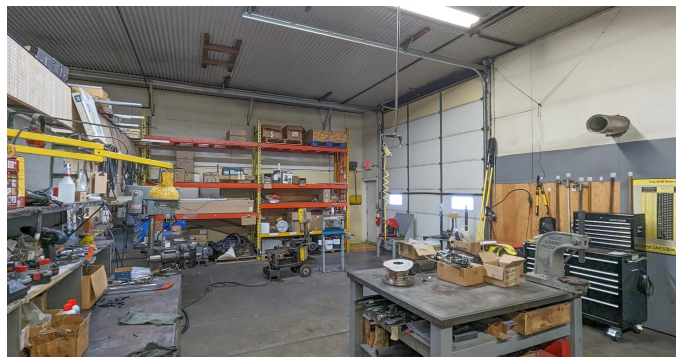
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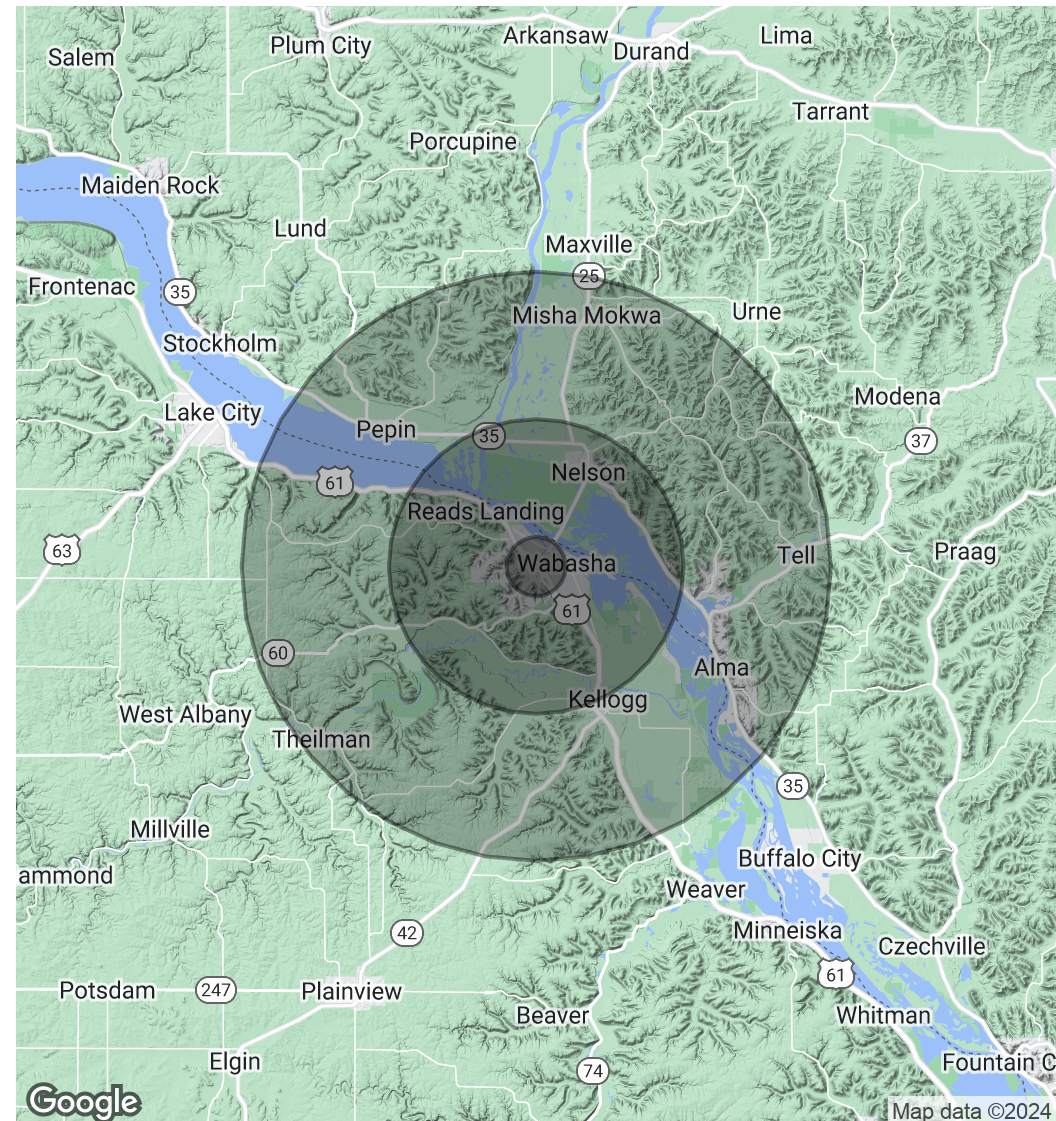


Wabasha Industrial Warehouse Space

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	716	3,803	8,538
Average Age	53.5	52.8	51.2
Average Age (Male)	52.1	51.2	50.6
Average Age (Female)	54.2	54.3	51.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	438	2,077	4,748
# of Persons per HH	1.6	1.8	1.8
Average HH Income	\$53,220	\$63,379	\$61,410
Average House Value	\$154,864	\$217,059	\$209,447

2020 American Community Survey (ACS)



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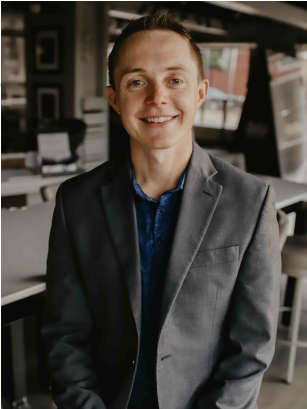
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170 INDUSTRIAL CT

Wabasha Industrial Warehouse Space



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