

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER FOR SALE N/A



2205 - 7TH AVENUE, MANKATO, MN 56001

Property Description

Located just off of US Highway 14, this multi-tenant warehouse and distribution facility has many amenities to offer a large user. The space has dual heating systems; radiant heat by dock doors and a large air turnover system. Additional amenities are: ESFR fire suppression system, food grade storage ready, security system, automatic dock leveler and locking system, and restrooms. Ceiling height is 28' with up to 19 docks available. The large lot is paved and allows for easy semi turn around. Excellent visibility and quick access to US Hwy 14, Hwy 169, 3 miles from the Walmart Distribution Center, and 30 minutes to I-35.

Property Highlights

- High Tech Distribution Center
- Up to 19 Dock Bays
- Automatic Leveler/Locking System
- ESFR Fire Suppression System
- Food Grade Storage



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

1.46 Acres

Year Built:

2011

Building Size:

45,607 SF

Zoning:

P1 - Planned Industrial

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
-------	------------	------------	-----------	--------

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,359	14,958	27,366
Total Population	3,593	37,208	71,277
Average HH Income	\$52,689	\$54,234	\$58,288

**David Schooff CCIM SIOR**

507.625.0985

david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

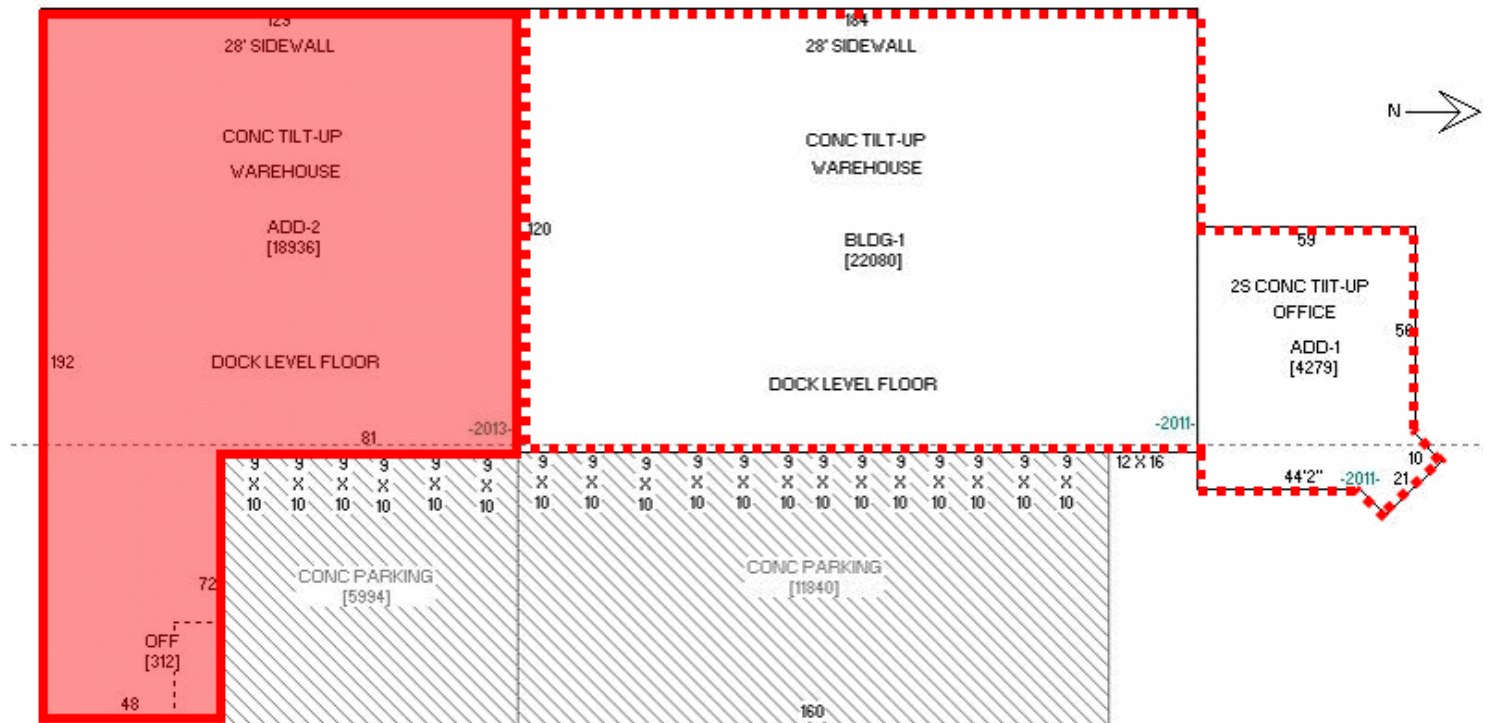
7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



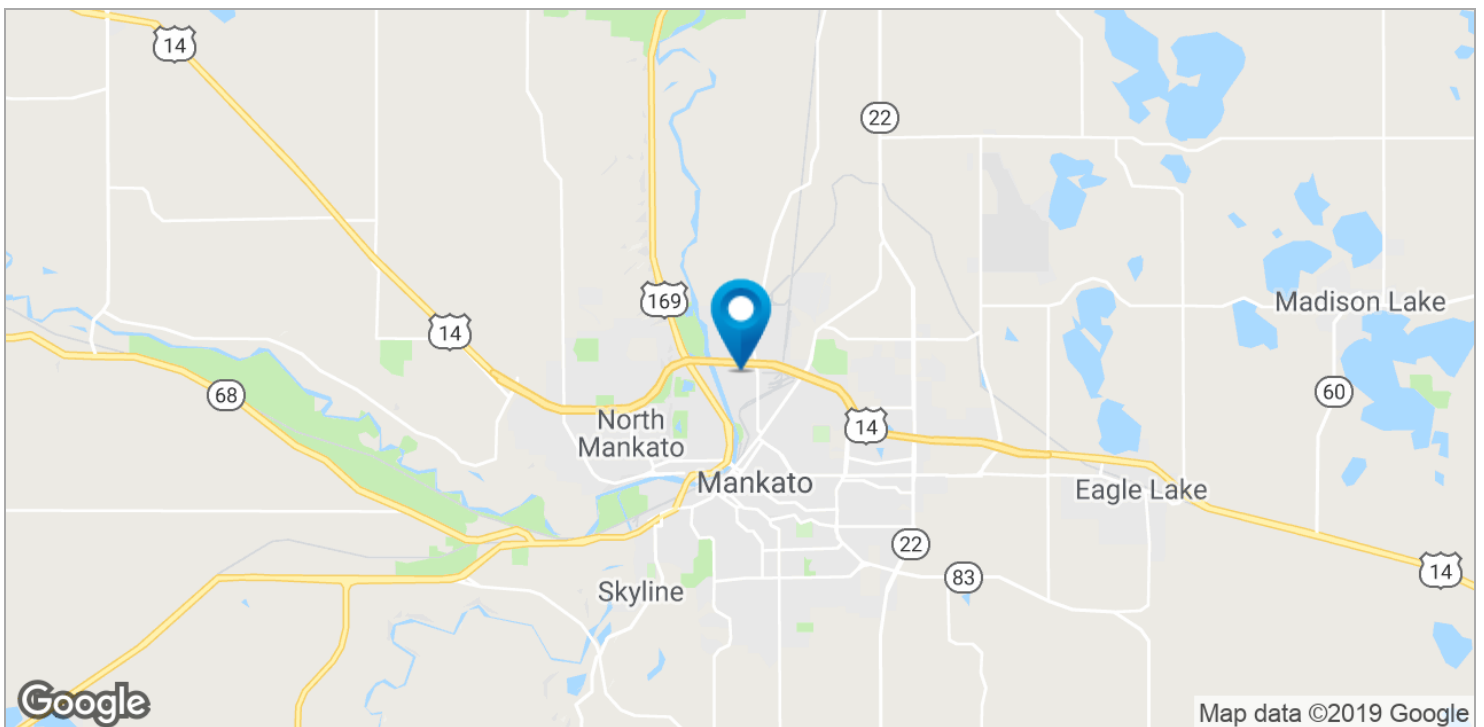
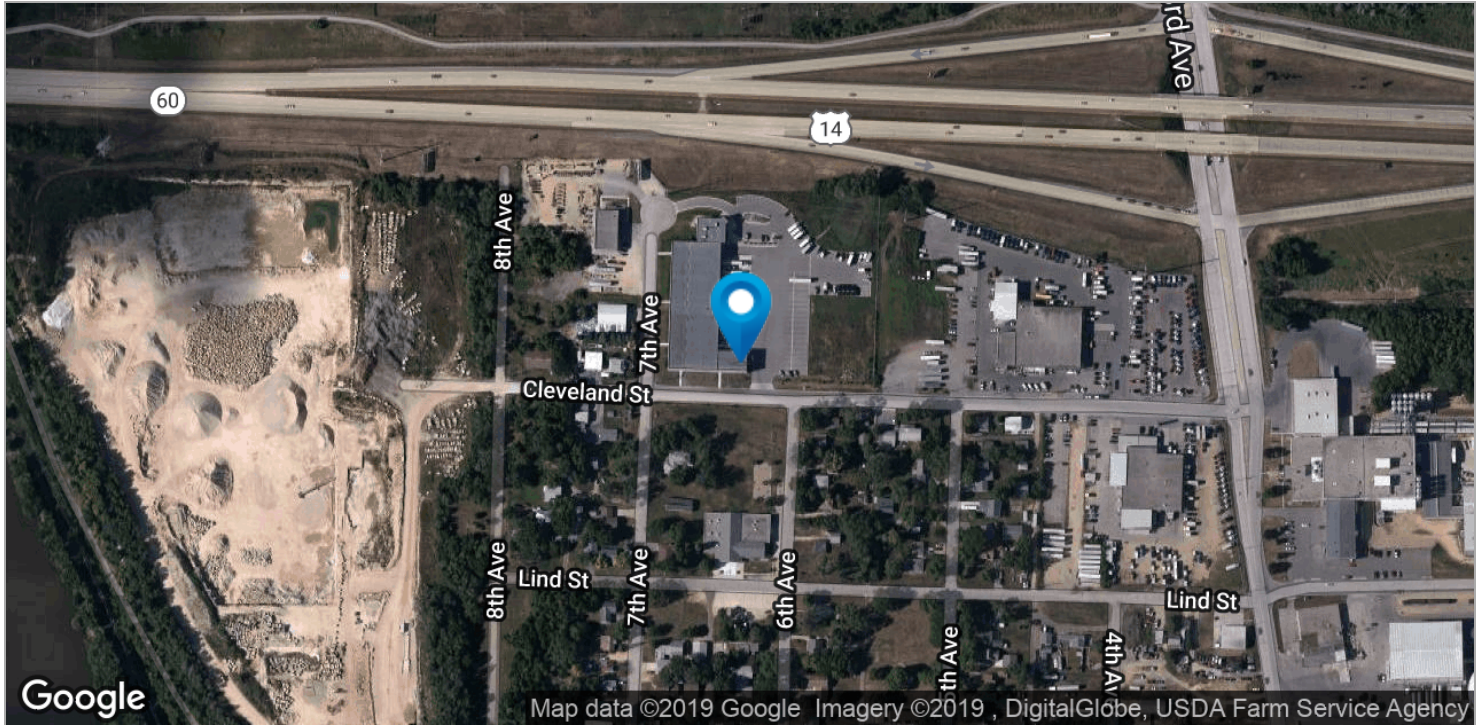
David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com

2205 - 7TH AVENUE, MANKATO, MN 56001

7TH AVENUE - 2205 VOLK DISTRIBUTION CENTER



David Schooff CCIM SIOR

507.625.0985

david@cbcfishergroup.com