

# WASECA - 2ND STREET - 1400 SE

## FOR SALE

\$4.00 SF/YR



1400 2ND STREET SE, WASECA, MN 56093

### Property Description

Located on the southern end of Waseca in the City's industrial park, this large light industrial building offers many attractive amenities. For the industrial/light manufacturing user this building has it all: OHD with clear up 16', 17 cranes (2-10 ton), ceiling height up to 22' in some areas, large cold storage building, private offices, dock, 480 phase power, floor drains, restrooms, and the entire building is sprinkled. Forced gas heat/air supply the office area and radiant heat is in the industrial area. Paint room with exhaust fans. Large parking lot for heavy truck traffic, 40 parking stalls, and easy access off of Highway 13. This property is available NOW and will suit a wide range of uses. Inquire today!

### Property Highlights

- Light industrial facility with many amenities
- Easy access to highways 13 and US Hwy 14
- Immediate possession



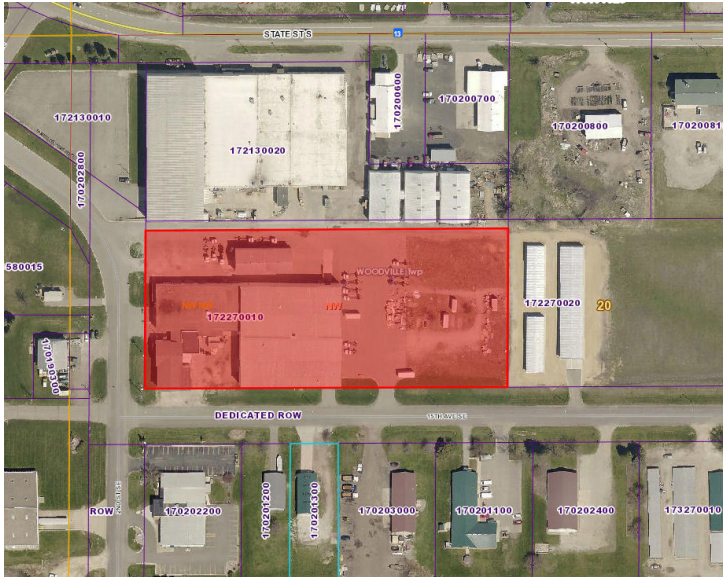
**Rosie Brunmeier**

507.340.2463

[rosie@cbcfishergroup.com](mailto:rosie@cbcfishergroup.com)

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## OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	4,000 - 50,962 SF
Lot Size:	4.22 Acres
Year Built:	1963
Building Size:	54,962 SF
Renovated:	2000
Zoning:	I-2
Sale Price / SF:	\$27.29

## DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	6,318	8,041	11,872
Total Population	16,571	21,232	31,133
Average HH Income	\$55,427	\$58,281	\$61,476

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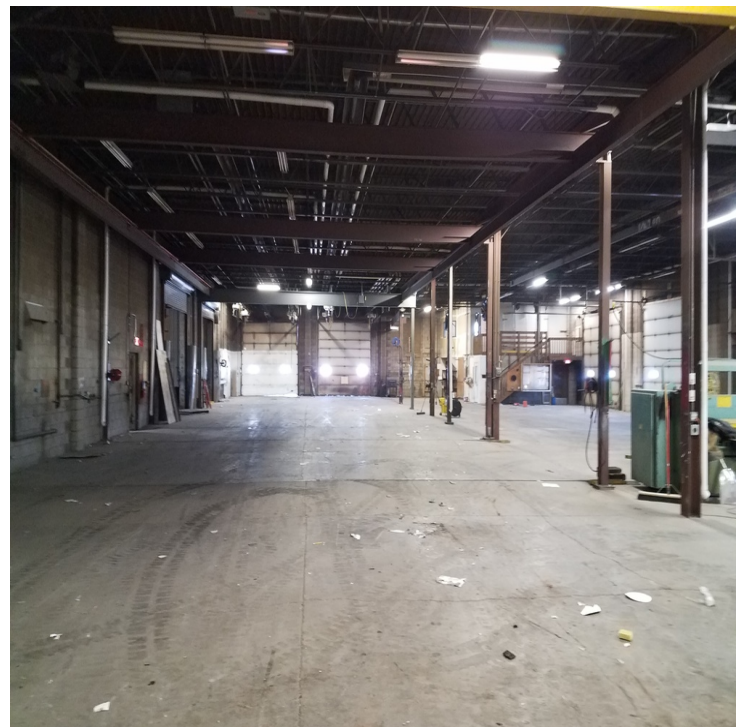
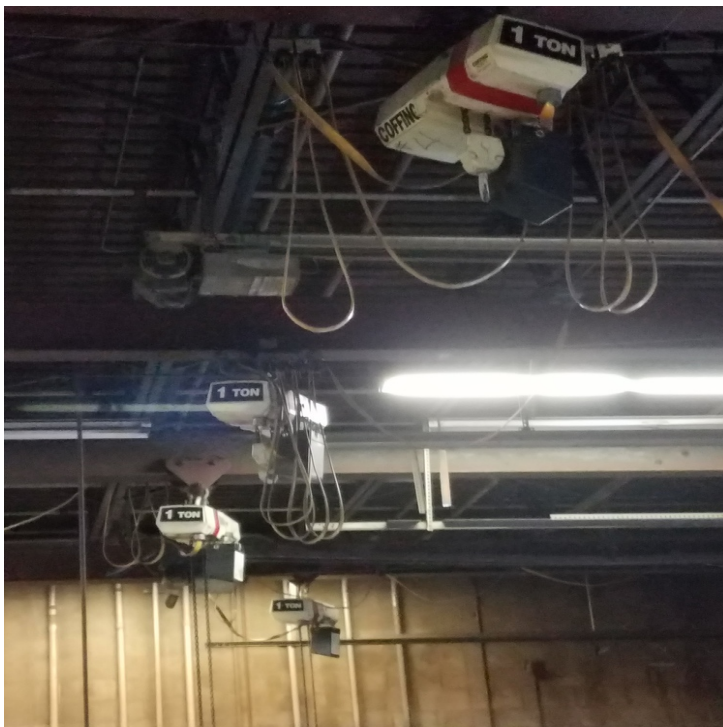
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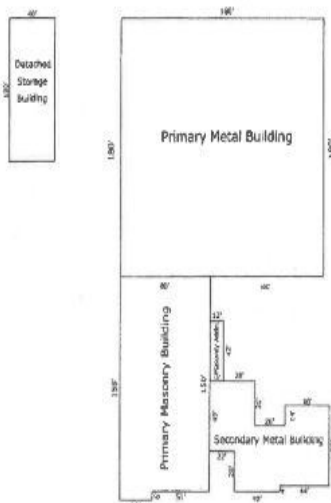


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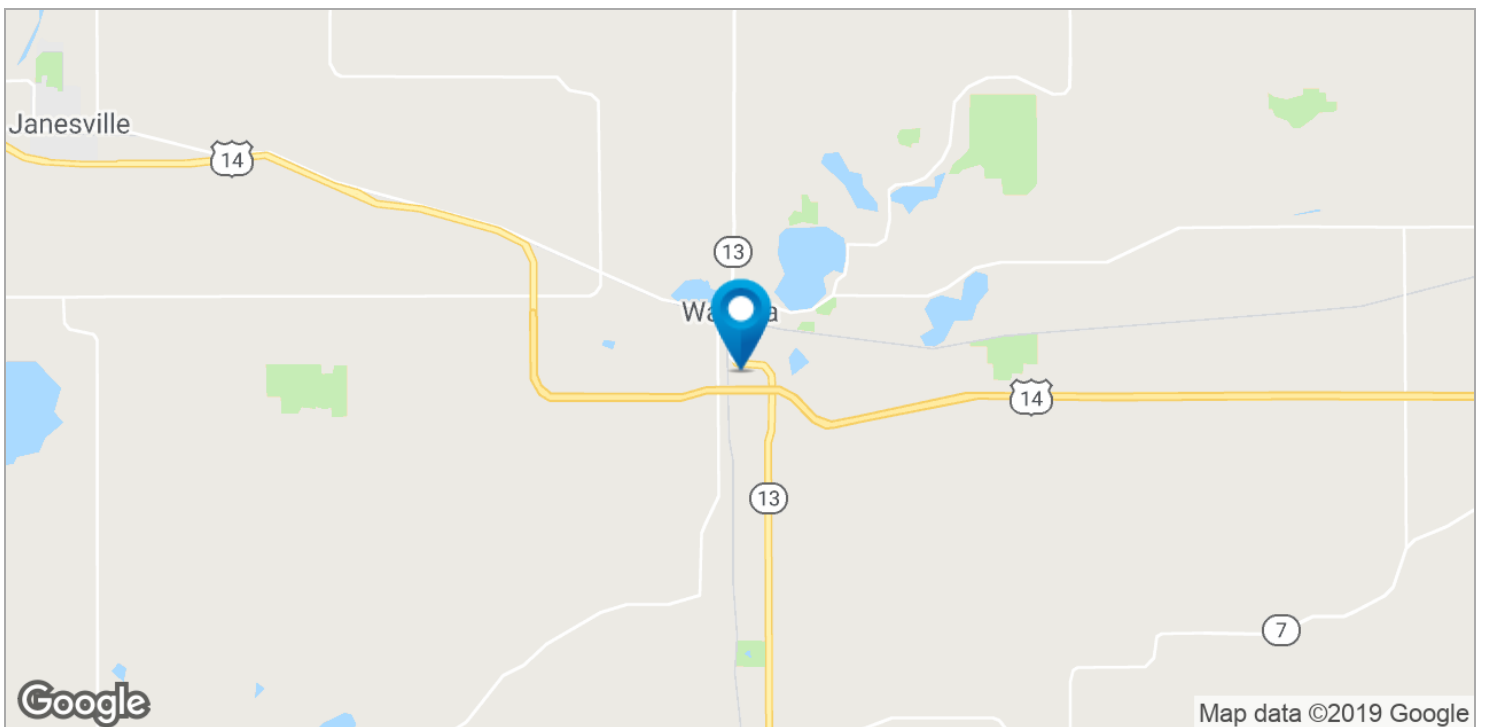
## Building Plan: Main Level



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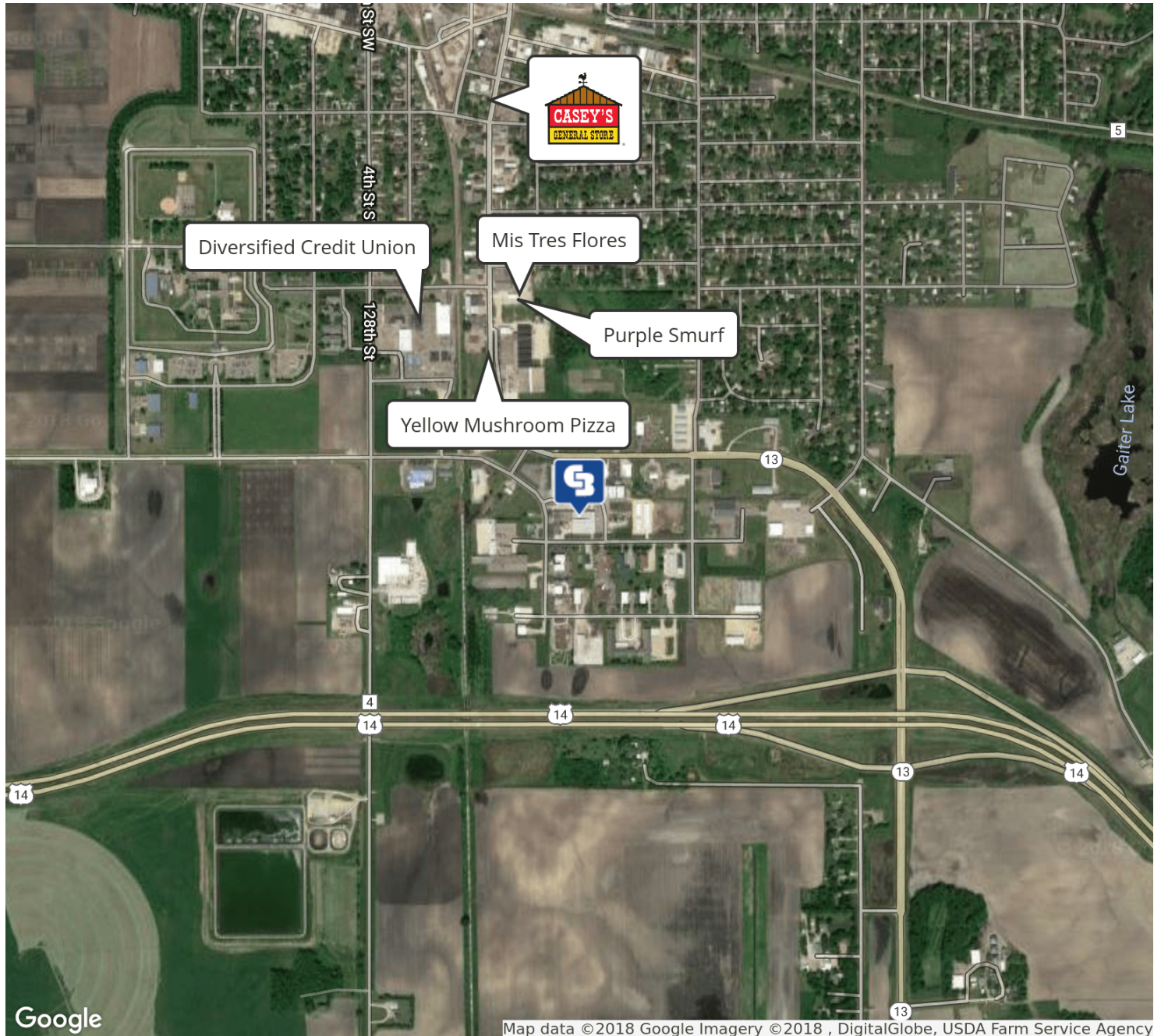


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