

HOWARD DRIVE WAREHOUSE FOR LEASE

\$6.00 SF/YR



2120 HOWARD DRIVE, NORTH MANKATO, MN 56003

Property Description

Located in Upper North Mankato, just off of US Hwy 14, this solid well kept facility has many amenities. Each bay offers a warehouse, possible office space, ADA restroom, separate meters, sprinkler system, 3 ton HVAC units, and 100,00 BTU heaters. Docks, overhead doors and knock-outs are also available. This building is occupied by many quality national tenants.

Property Highlights

- Easy access just off of US Hwy 14 and US Hwy 169
- Each bay is separately metered and has A/C and Heat
- Ample paved parking for employees and clients



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OFFERING SUMMARY

Available SF: 7,793 SF

Lease Rate: \$6.00 SF/yr (NNN)

Lot Size: 4.86 Acres

Year Built: 2008

Building Size: 28,408 SF

Zoning: I-2 Heavy Industrial

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Bay E	\$6.00 SF/yr	NNN	7,793 SF	\$2.81

DEMOGRAPHICS

	15 MILES	45 MILES	75 MILES
Total Households	42,872	125,604	874,216
Total Population	113,932	326,764	2,203,139
Average HH Income	\$60,846	\$62,794	\$86,056

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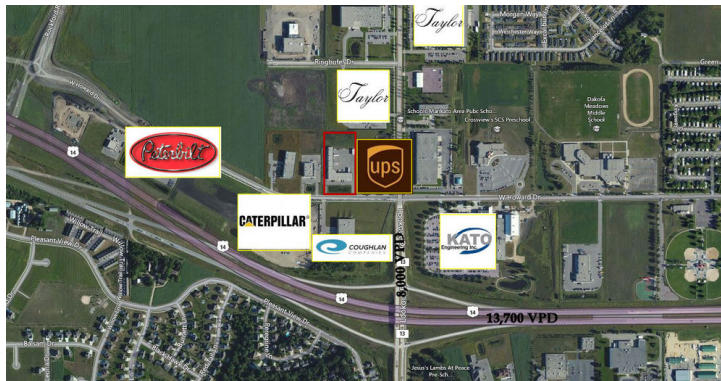
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DETAILS

Space Type	Office Warehouse
Space	Bay E
Size (SF)	7,793 SF
Lease Rate	\$6.00 SF/yr
CAM/SF	\$2.81
Lease Term	Negotiable

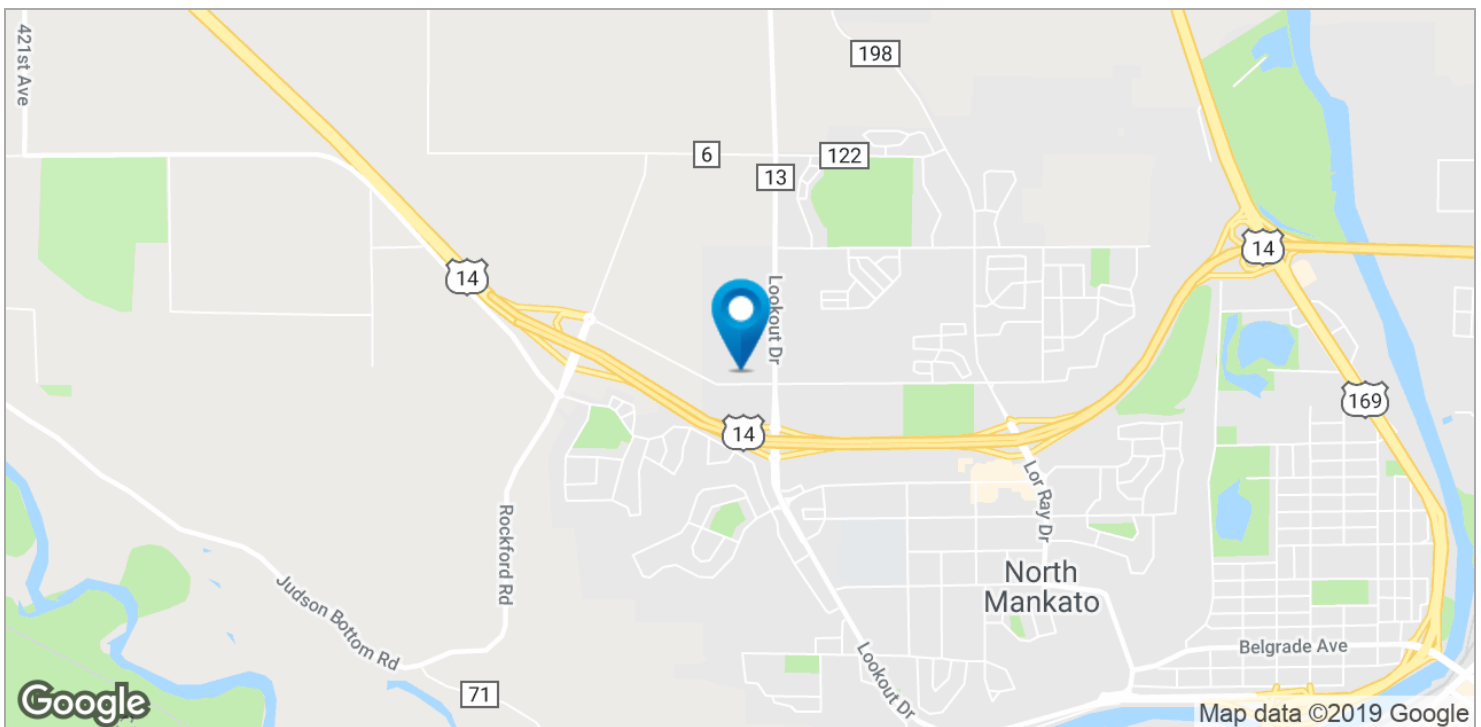
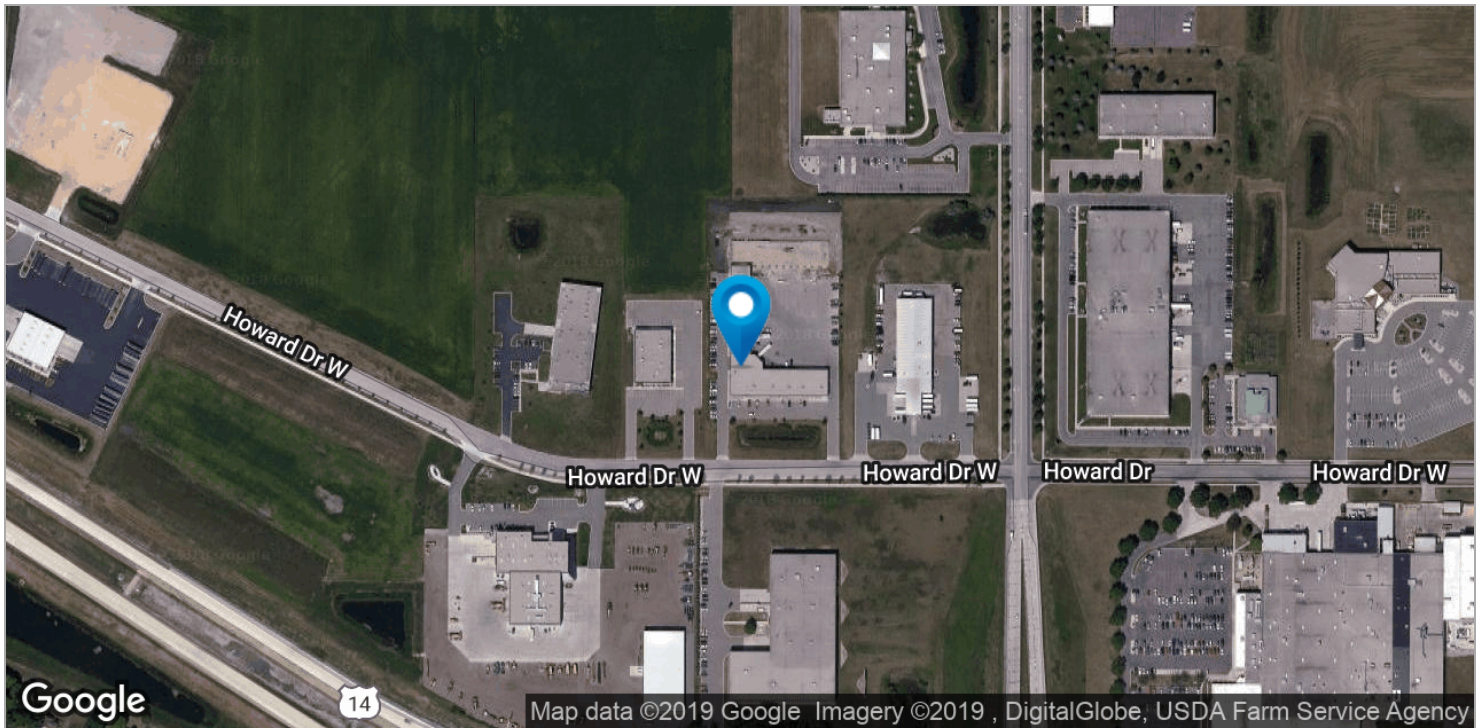
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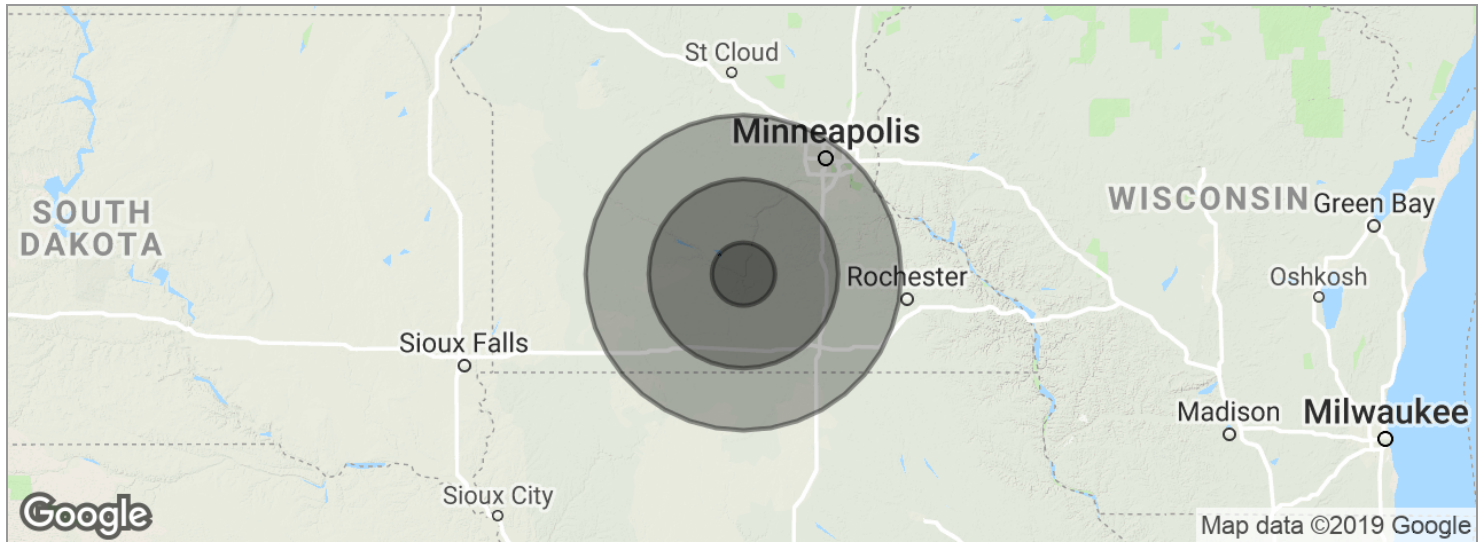
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POPULATION	15 MILES	45 MILES	75 MILES
Total population	113,932	326,764	2,203,139
Median age	31.5	36.9	37.9
Median age (male)	30.7	36.0	36.9
Median age (Female)	33.1	37.9	38.9
HOUSEHOLDS & INCOME	15 MILES	45 MILES	75 MILES
Total households	42,872	125,604	874,216
# of persons per HH	2.7	2.6	2.5
Average HH income	\$60,846	\$62,794	\$86,056
Average house value	\$196,017	\$204,131	\$284,196

* Demographic data derived from 2010 US Census



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