

# WASECA - BROWN AVE 2300

## FOR SALE / LEASE

### \$20,000,000



2300 BROWN AVENUE, WASECA, MN 56093

### Property Description

Great opportunity for affordable industrial space in a Federally Designated Opportunity Zone with easy access to 4-lane divided US Highway 14 and just 15 minutes from Interstate 35 and Highway 169. Building contains multiple areas suitable for climate controlled warehousing, production, shipping/receiving, break rooms, conference rooms and mixed office space. Site features include: multiple paved parking lots, 5 overhead doors, 24 loading docks, one indoor rail car loading dock (8 car max), plus a state-of-the-art climate controlled robotic/ automated storage and retrieval system.

### Property Highlights

- Climate Controlled Office / Warehouse / Production Spaces
- 24 Docks / 5 OHD's
- 500' Long Interior Rail Car Loading Bay
- Fiber Optic, WiFi, IT/Server Room
- Automated Storage System with Auto Guided Vehicles



**David Schooff CCIM SIOR**

**507.625.0985**

*david@cbcfishergroup.com*

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### OFFERING SUMMARY

Available SF: 54,379 - 691,969 SF

Lease Rate: \$1.00 - 6.00 SF/yr (NNN)

Lot Size: 47.0 Acres

Building Size: 821,190 SF

Zoning: Commercial

### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Warehouse / Production (dividable)	\$1.00 - 6.00 SF/yr	NNN	691,969 SF	\$1.50
Office (dividable)	\$1.00 - 6.00 SF/yr	NNN	54,379 SF	\$1.50

### DEMOGRAPHICS

	10 MILES	45 MILES	70 MILES
Total Households	8,030	182,093	1,420,516
Total Population	21,109	484,734	3,522,186
Average HH Income	\$45,345	\$68,727	\$78,890

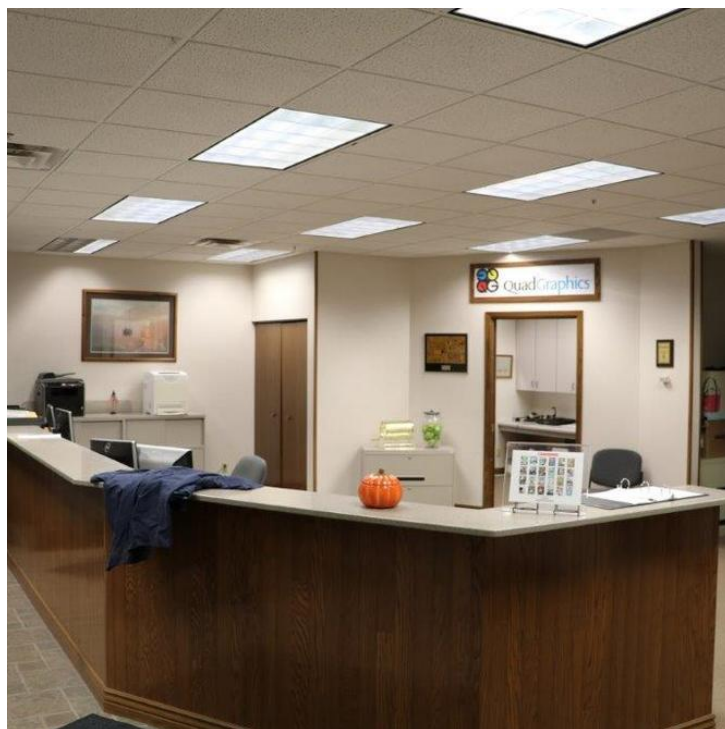
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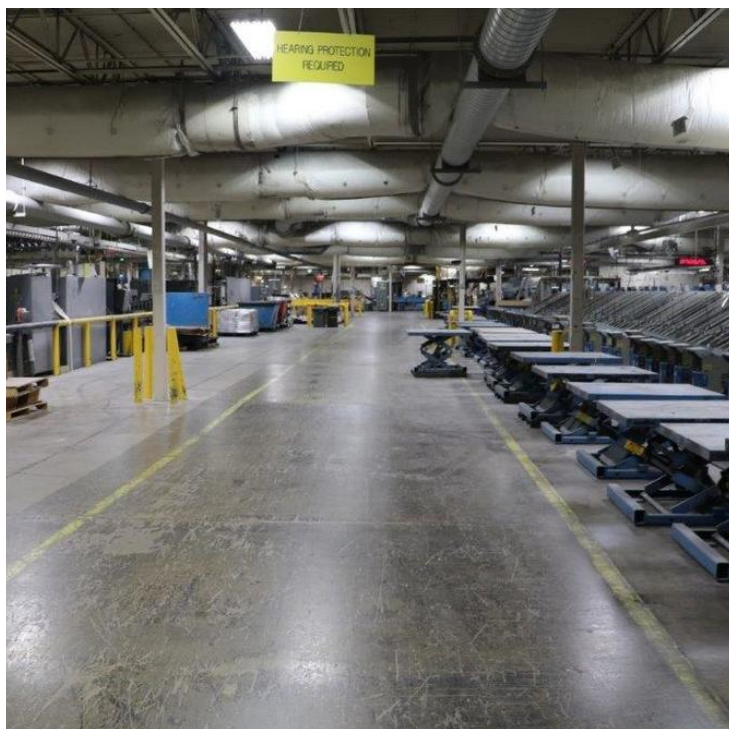
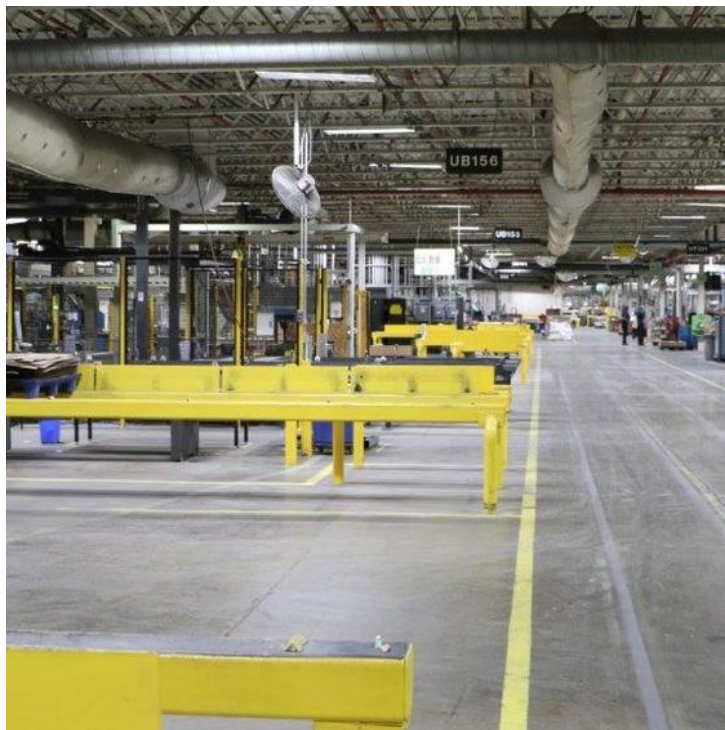
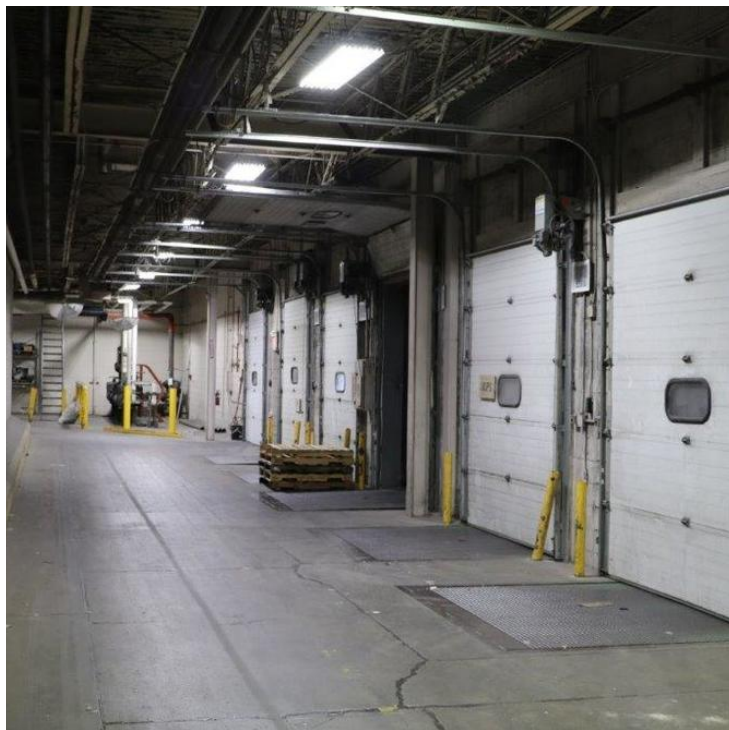
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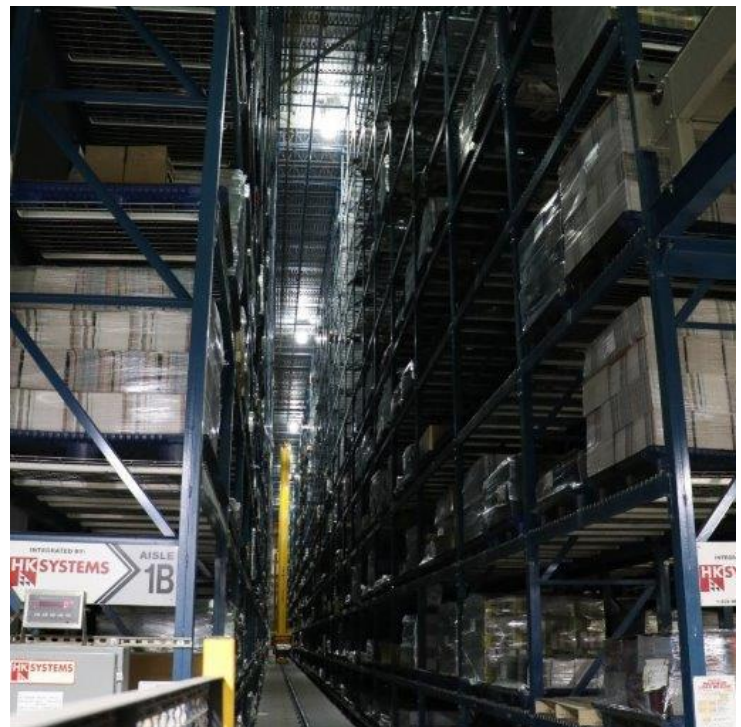
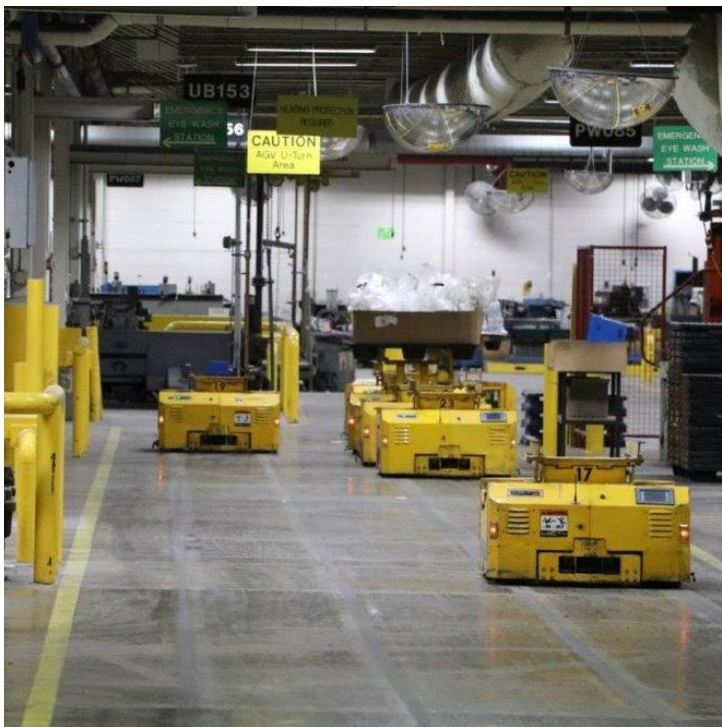
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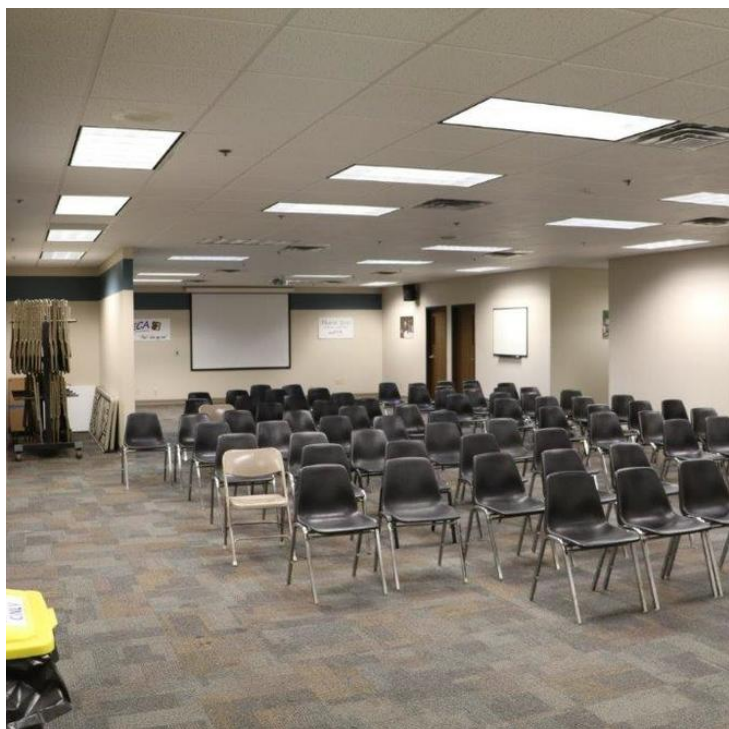
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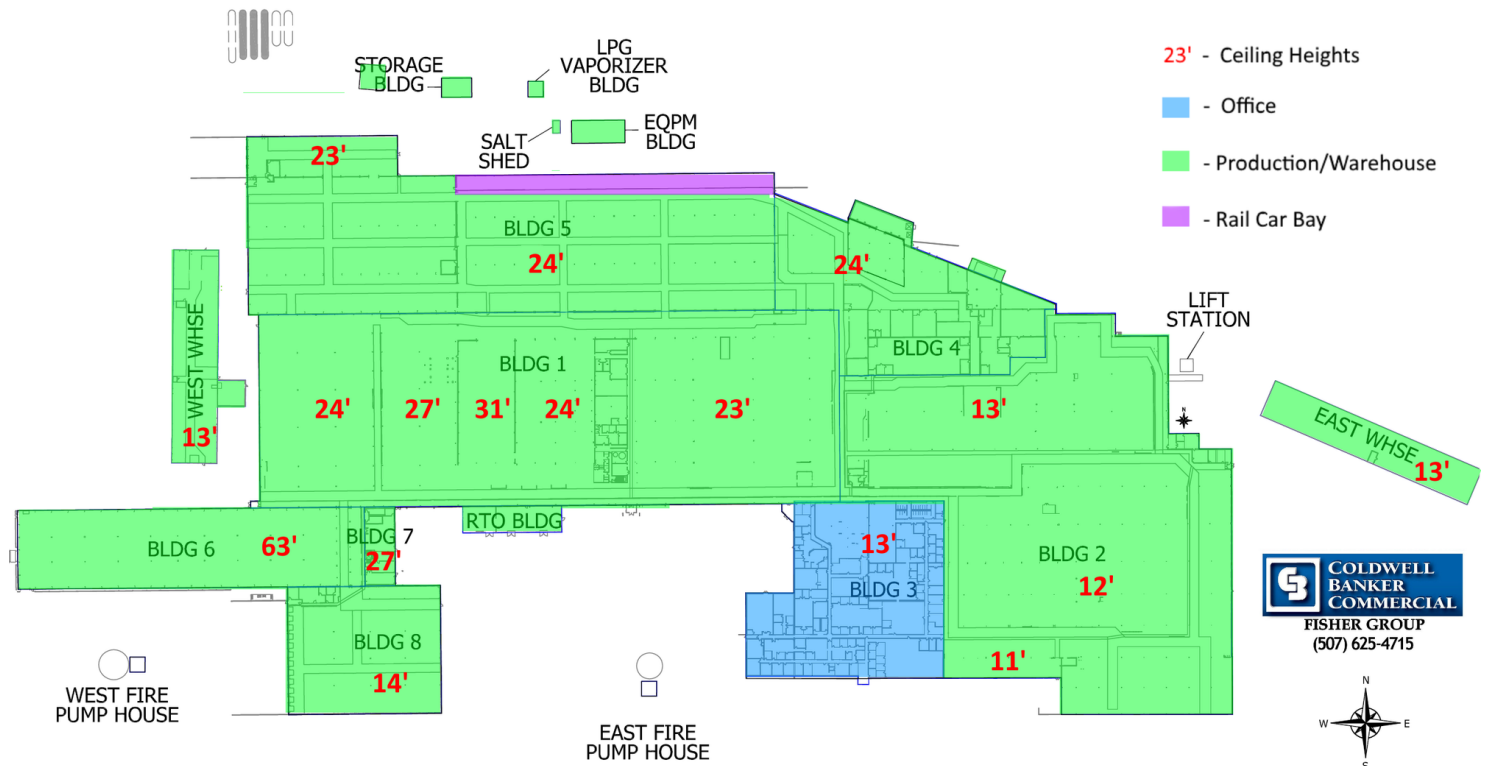
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## OPPORTUNITY ZONE - ECONOMIC DEVELOPMENT TOOL



### WHAT IS AN OPPORTUNITY ZONE?

An Opportunity Zone is an area where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.

### WHAT IS THE PURPOSE OF OPPORTUNITY ZONES?

- Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation.

### HOW DO OPPORTUNITY ZONES SPUR ECONOMIC DEVELOPMENT?

Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

### HOW CAN I GET MORE INFORMATION

- More information will be available at [Treasury.gov](https://www.treasury.gov) and [IRS.gov](https://www.irs.gov).



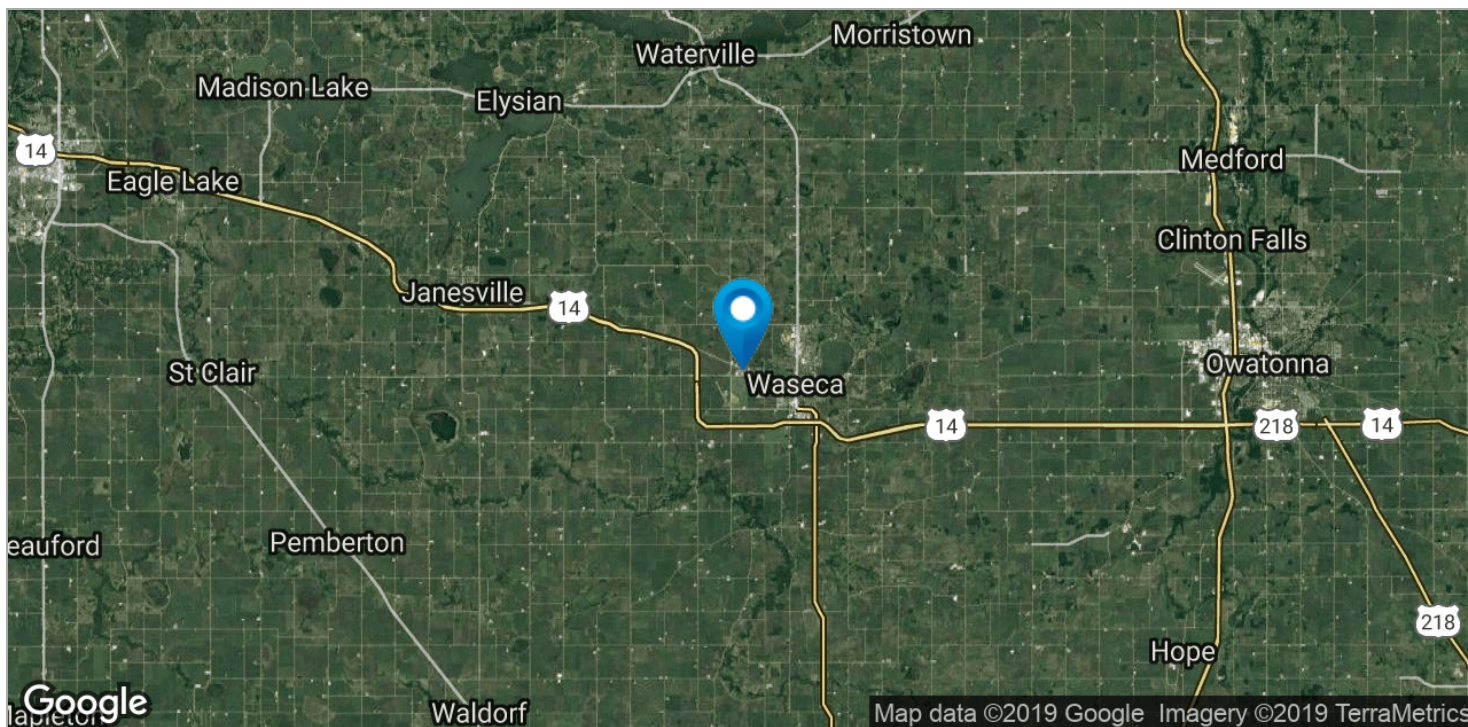
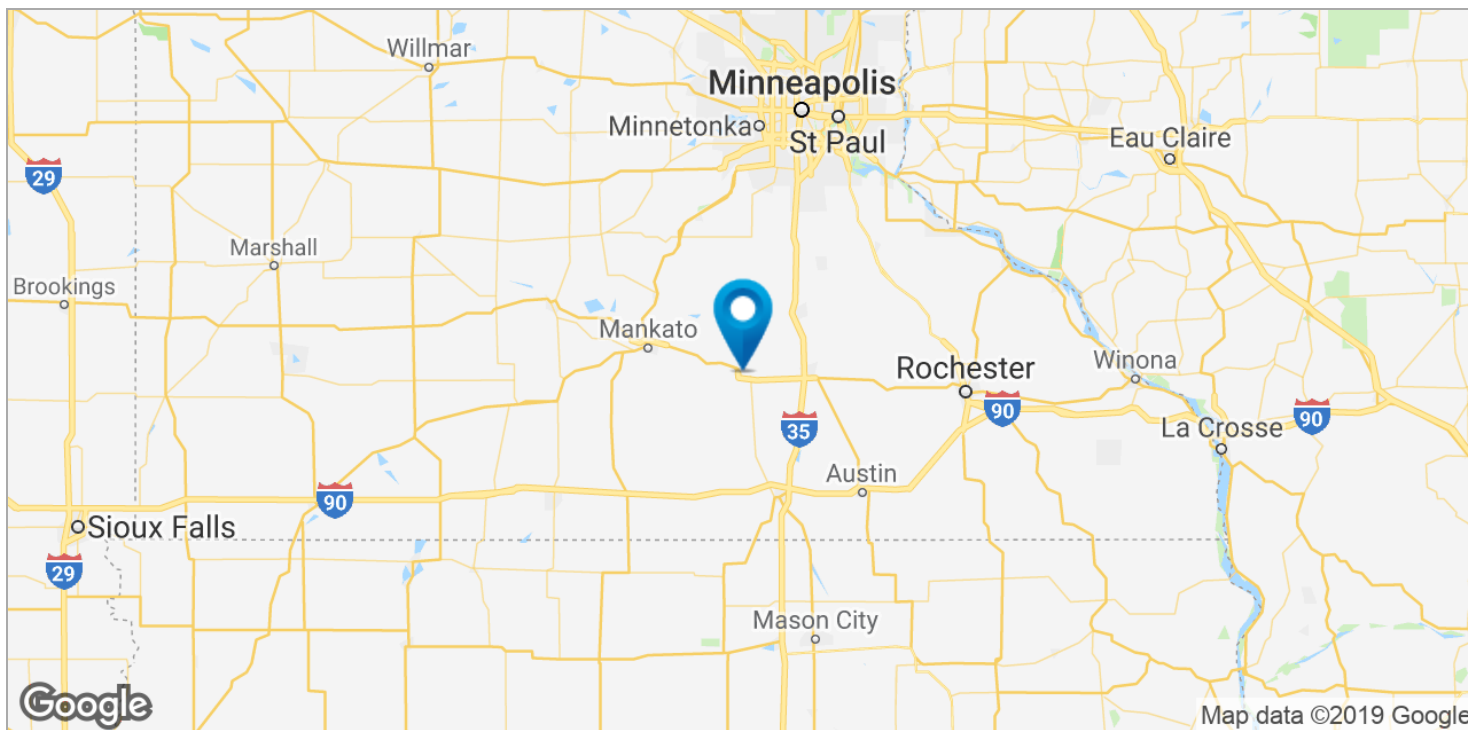
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POPULATION	10 MILES	45 MILES	70 MILES
Total population	21,109	484,734	3,522,186
Median age	36.4	36.6	36.1
Median age (male)	36.0	35.8	35.3
Median age (Female)	36.3	37.7	37.0
HOUSEHOLDS & INCOME	10 MILES	45 MILES	70 MILES
Total households	8,030	182,093	1,420,516
# of persons per HH	2.6	2.7	2.5
Average HH income	\$45,345	\$68,727	\$78,890
Average house value	\$123,500	\$232,643	\$274,585

\* Demographic data derived from 2010 US Census



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