

WASECA-JOHNSON AVE.-299 SW

FOR SALE / LEASE

\$3,200,000



299 JOHNSON AVENUE SW, WASECA, MN 56093

Property Description

Located in Waseca, MN, just 15 minutes East of Mankato and 15 minutes from I-35, this 250,000 SQ FT facility offers flexible office, climate controlled storage, and warehouse space in an immaculate setting. Onsite maintenance staff, multiple docks, easy access, large paved lot, and more make this an attractive space for a variety of users.

Waseca has a strong and steady industrial market with large companies such as Birds Eye, Cinch Connectivity, All American Foods, and Crystal Valley Cooperative that are based there. Projected at 8% cap rate for 2018 with great upside. ALL offers will be considered!

Property Highlights

- Climate Controlled Storage
- Flexible Office Space
- Warehouse Space
- Multiple Docks



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OFFERING SUMMARY

Available SF: 445 - 18,857 SF

Lease Rate: \$3.00 - 4.50 SF/yr (NNN)

Lot Size: 19.72 Acres

Year Built: 1954

Building Size: 248,291 SF

DEMOGRAPHICS

	5 MILES	25 MILES	50 MILES
Total Households	6,154	52,223	300,288
Total Population	16,119	136,619	810,125
Average HH Income	\$55,464	\$62,009	\$74,529

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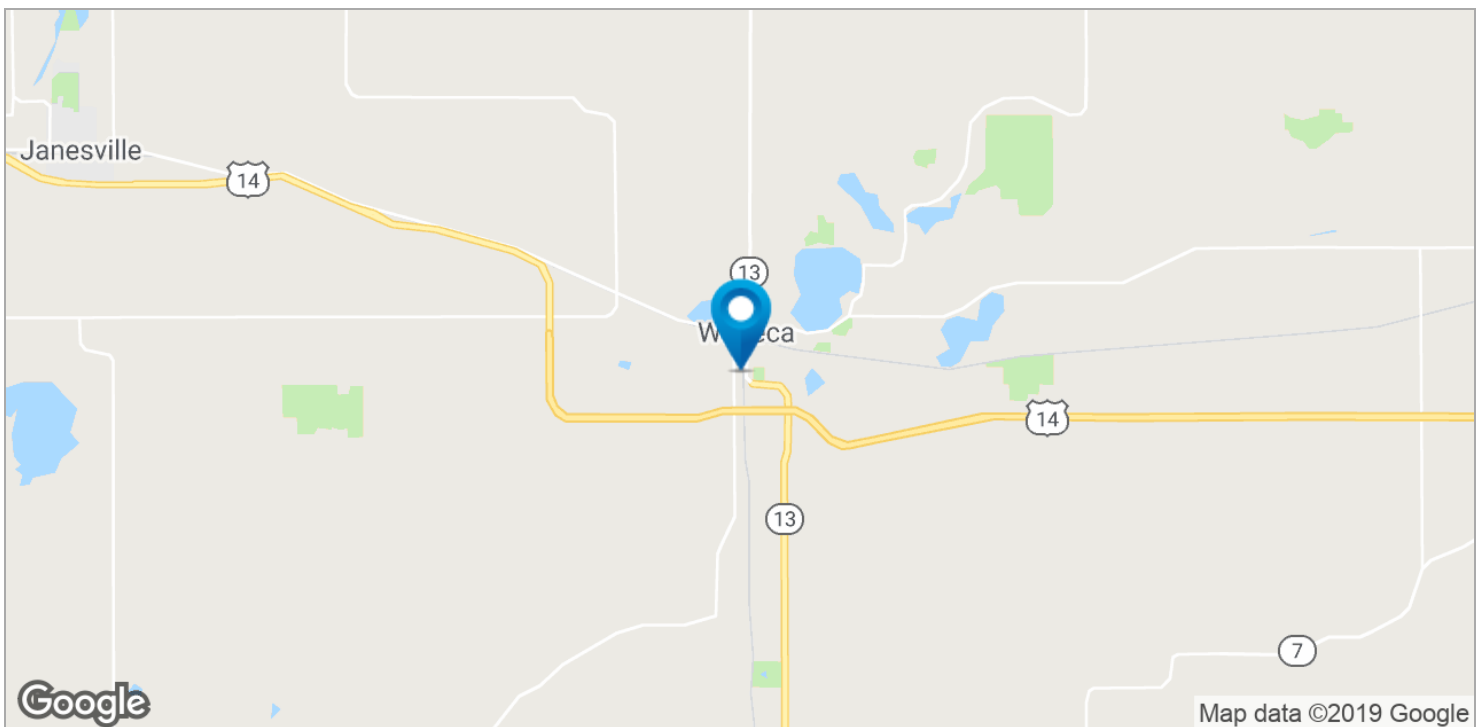
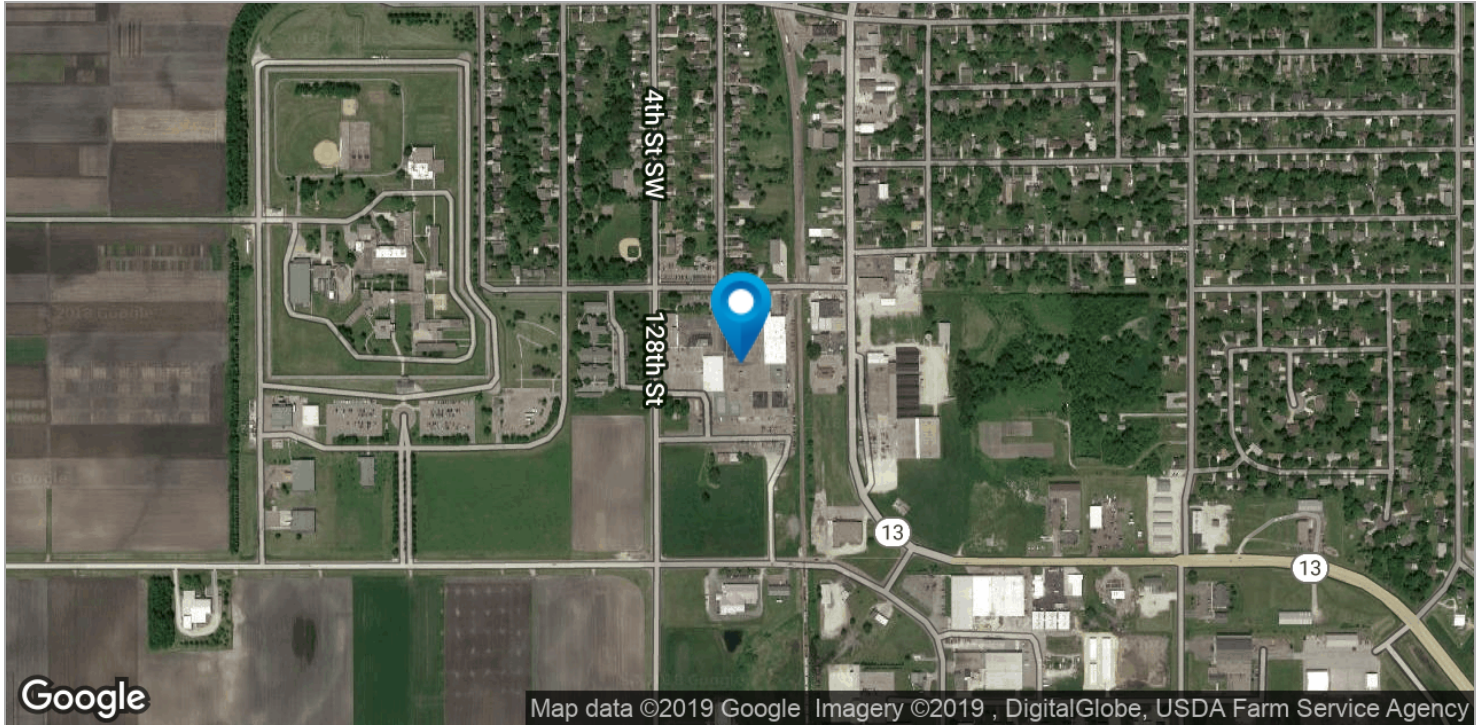
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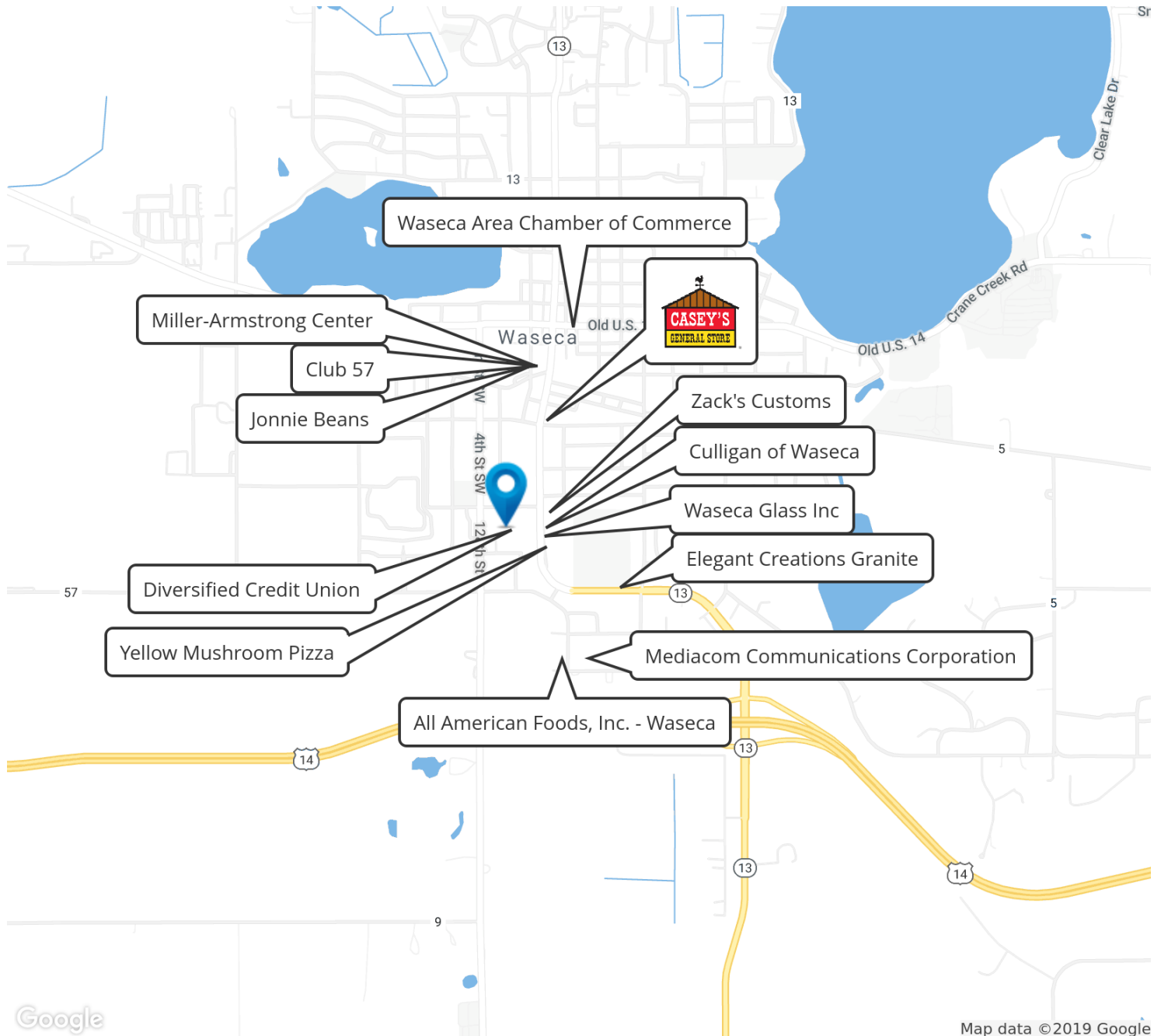
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