

KASOTA MANUFACTURING PROPERTY FOR SALE / LEASE

\$3,900,000



400 CHERRY ST, KASOTA, MN 56050

Property Description

This industrial/warehouse facility would provide a distribution and/or manufacturer an excellent opportunity to locate or expand their business. The location is just off of State Hwy 22 and access to rail. Over 20,000 sf recently added and the site allows for additional expansion.

Property Highlights

- Great opportunity for distribution and/or manufacturing
- Access to rail
- Site allows for expansion



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OFFERING SUMMARY

Sale Price:	\$3,900,000
Available SF:	130,400 SF
Lot Size:	10.58 Acres
Year Built:	1980
Building Size:	130,400 SF
Zoning:	I-2 Heavy Industrial
Sale Price / SF:	\$29.91

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	CAM/SF
Whole Building	\$4.00 SF/yr	NNN	130,400 SF	\$0.00

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	5,969	30,794	54,027
Total Population	18,221	79,718	142,496
Average HH Income	\$60,876	\$59,338	\$62,909


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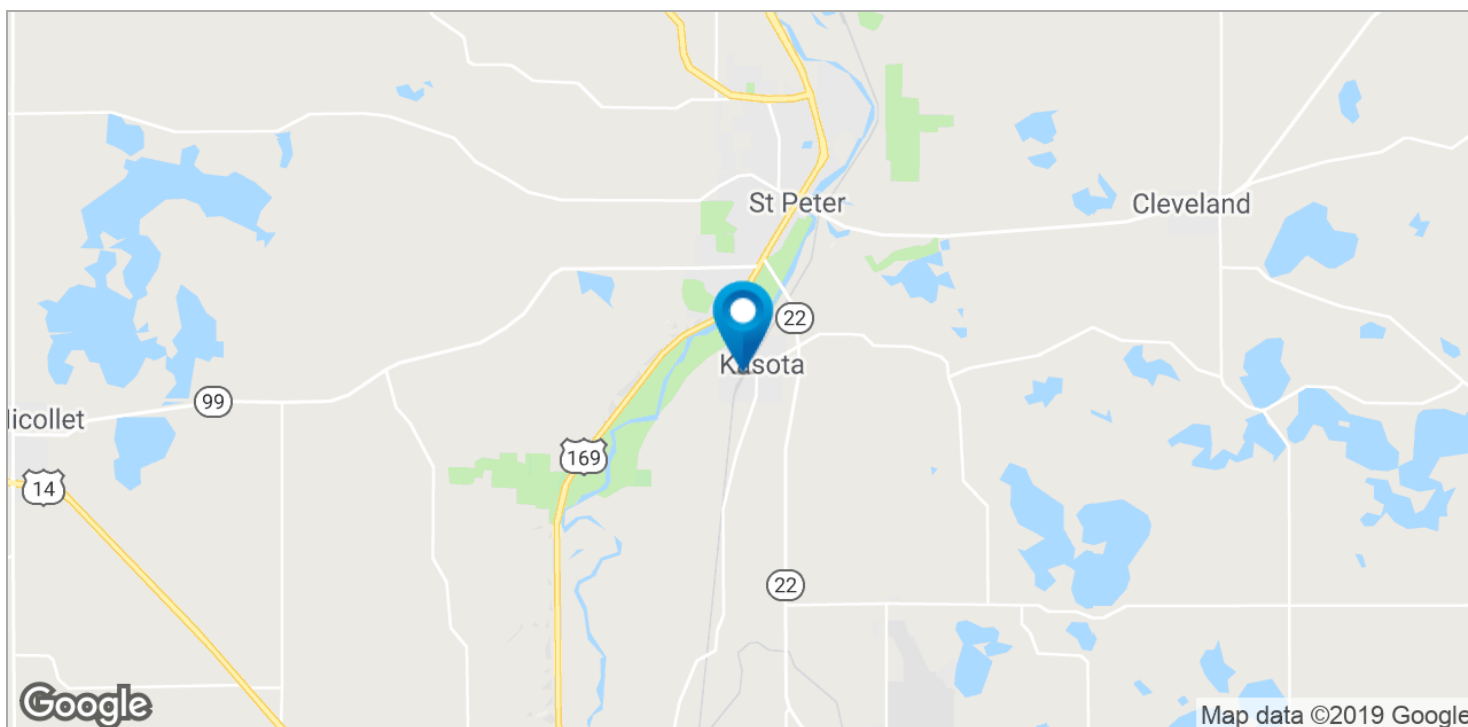
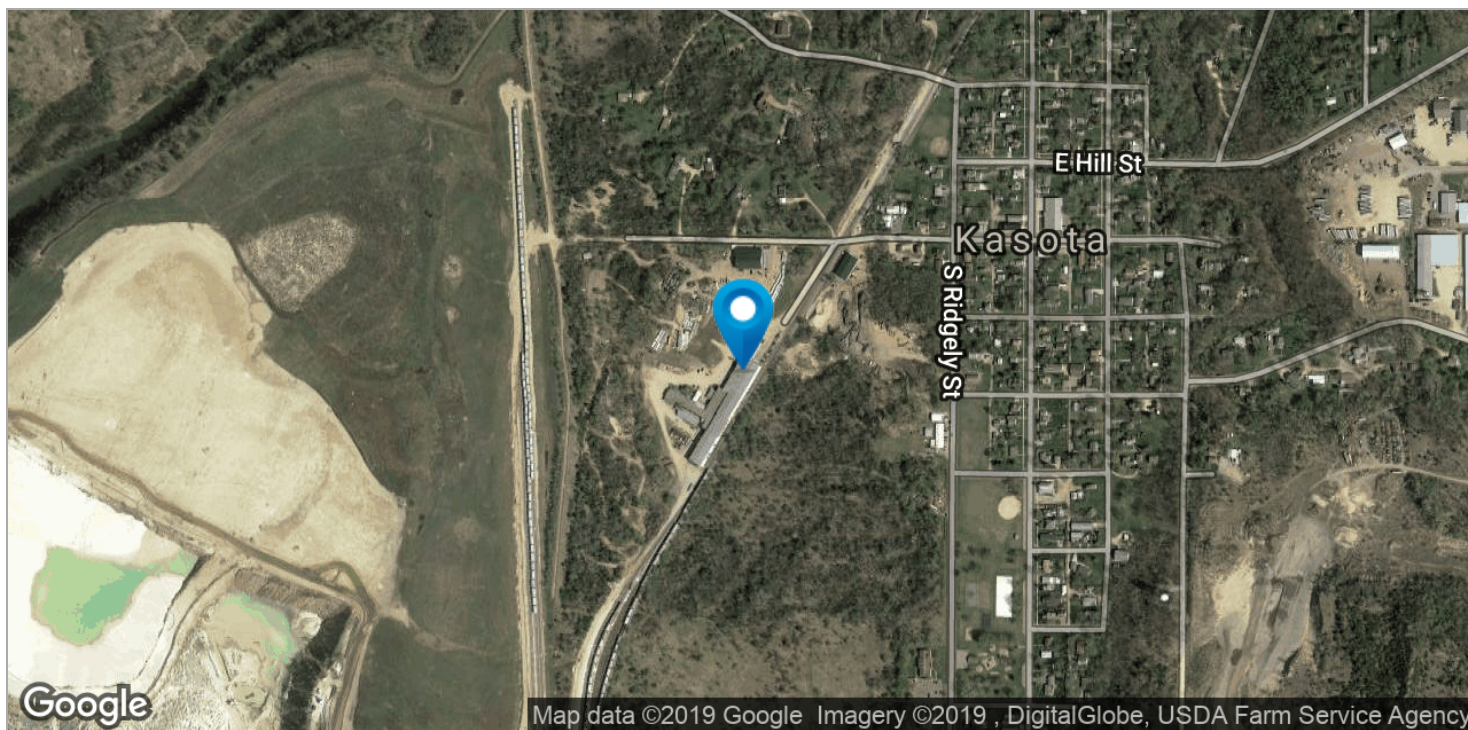
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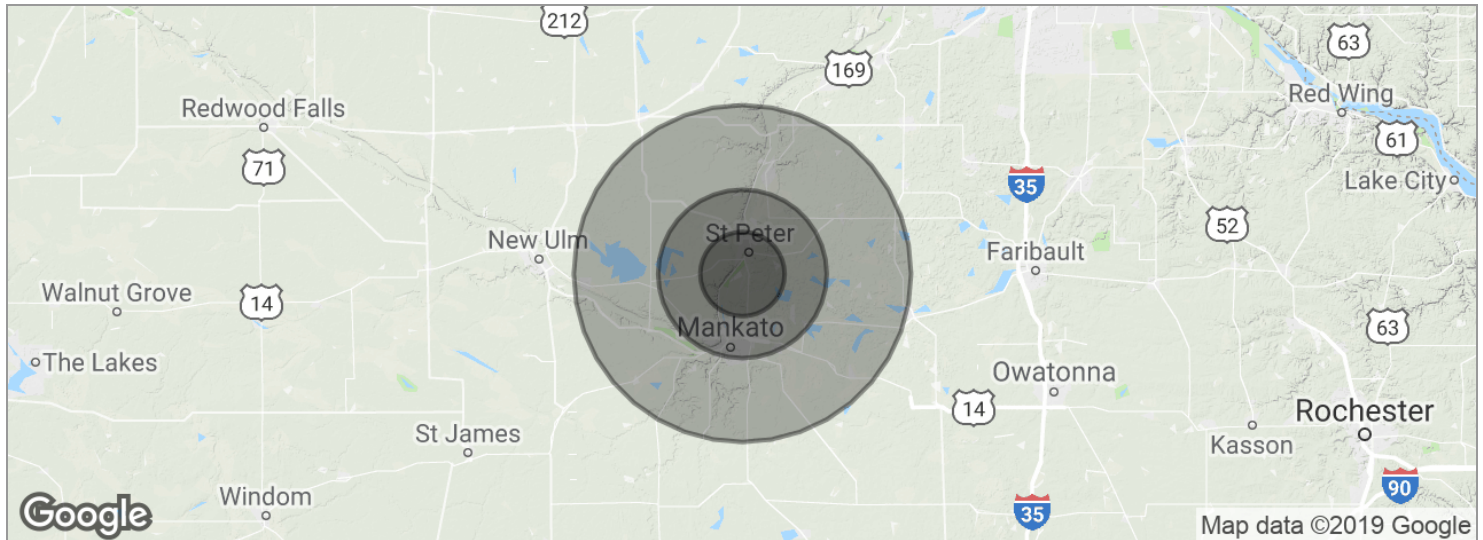
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	18,221	79,718	142,496
Median age	29.2	32.0	33.3
Median age (male)	28.6	30.8	32.5
Median age (Female)	29.7	33.9	34.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	5,969	30,794	54,027
# of persons per HH	3.1	2.6	2.6
Average HH income	\$60,876	\$59,338	\$62,909
Average house value	\$209,150	\$193,303	\$205,802

* Demographic data derived from 2010 US Census



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