

SALE

WASECA DELTA INDUSTRIAL FACILITY

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!

LOCATION DESCRIPTION

The property is situated conveniently between Mankato and Owatonna, MN, with immediate access to US Hwy-14. U.S. Highway 14 runs as an east-west freeway bypass just south of the city. At the same time, Minnesota Highway 13 passes through the city as State Street, running north-south.

PROPERTY HIGHLIGHTS

- Light industrial facility with many amenities
- Conveniently located in Waseca between the two larger cities of Mankato and Owatonna
- Easy access to US Highway 14, and only 13 miles to I-35, a key distribution route through Minnesota
- Includes 13 grade level doors (3 oversized), 22' clear height, built-in cranes, and heavy power
- Fully functioning paint room with exhaust fans
- Immediate possession

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

Dain Fisher

507 625 4715

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Building Name	Waseca Delta Industrial Facility
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	172270010
Building Size	54,962 SF
Lot Size	4.22 Acres
Year Built	1963
Year Last Renovated	2000

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



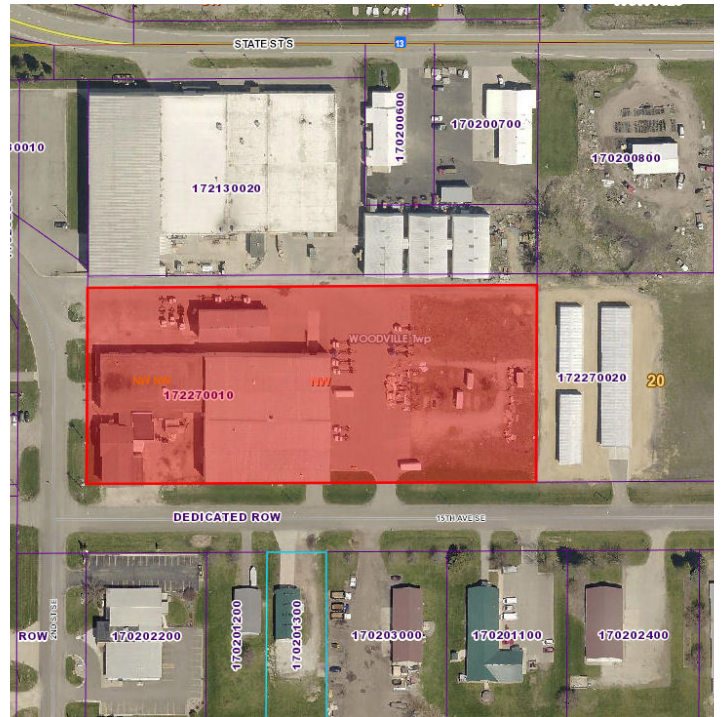
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WASECA DELTA INDUSTRIAL FACILITY ADDITIONAL PHOTOS



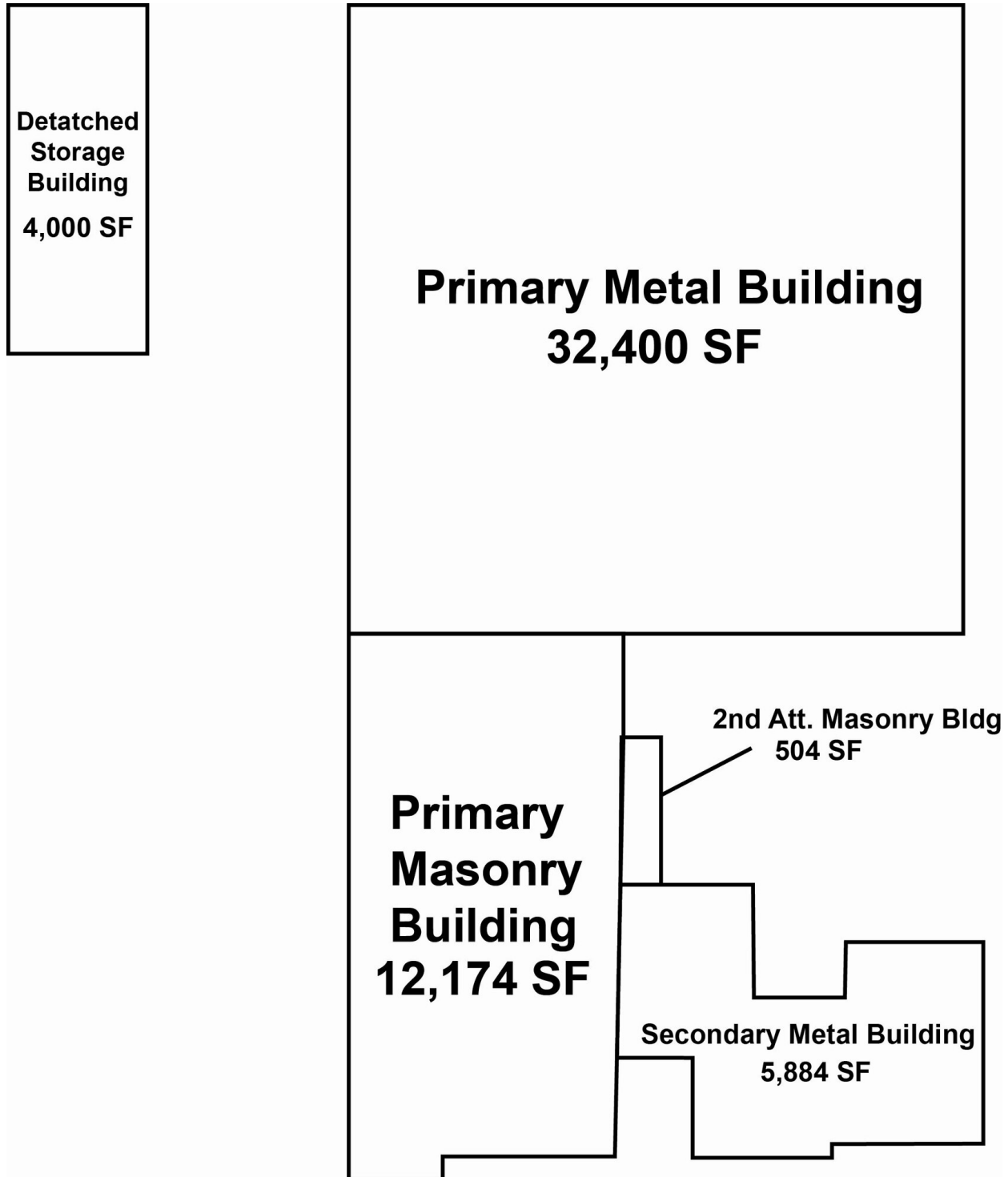
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SALE

WASECA DELTA INDUSTRIAL FACILITY

FLOOR PLAN



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RETAILER MAP



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1400 2nd Street SE Waseca, MN 56093



DAIN FISHER

Development | Broker | Owner

dain.fisher@cbcfishergroup.com

Direct: 507.625.4715

PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative — a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

Fisher Group

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