

LEASE

VERSATILE WAREHOUSE

1521 24th St SW Le Mars, IA 51031



PROPERTY DESCRIPTION

This 50,000-square-foot warehouse for lease features direct rail access, flexible space suitable for a range of industrial operations, and is situated within an established industrial park. Designed for efficiency and scalability, the property offers tenants the ability to streamline distribution through on-site rail service, reducing transportation costs. The building's versatile layout accommodates warehousing, manufacturing, or logistics operations, providing an ideal base for companies looking to expand or enhance their Midwest distribution footprint.

PROPERTY HIGHLIGHTS

- Rail Access
- Located in Well-Establish Industrial Park
- 50,000 SF of Versatile Warehouse Space

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	50,000 SF
Lot Size:	98,952 SF
Building Size:	50,397 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	207	4,247	5,020
Total Population	505	10,519	12,449
Average HH Income	\$93,577	\$98,730	\$100,411

Dain Fisher

Managing Broker | Owner | CCIM
(507) 625-4715
dain@cbcfishergroup.com



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FISHER GROUP

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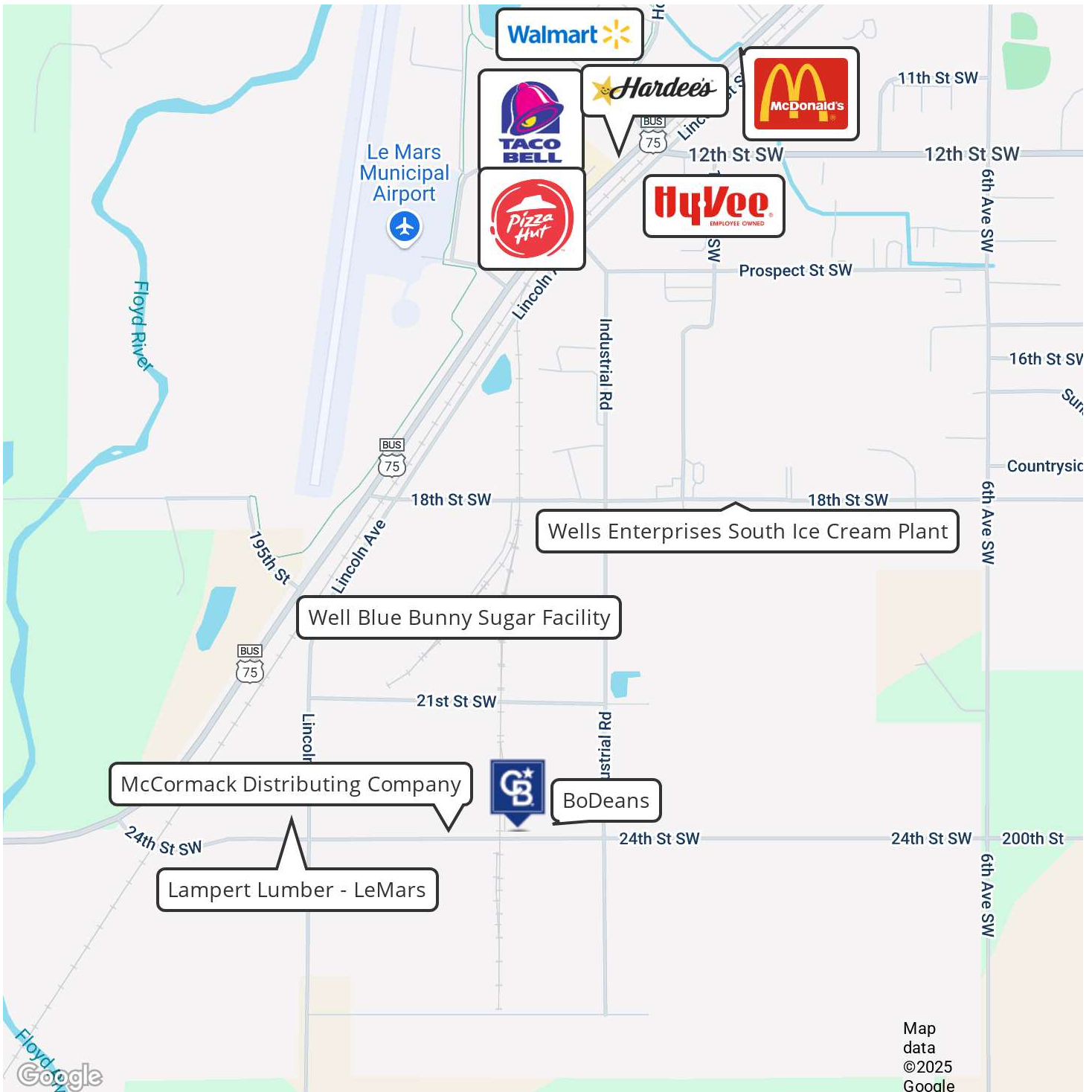


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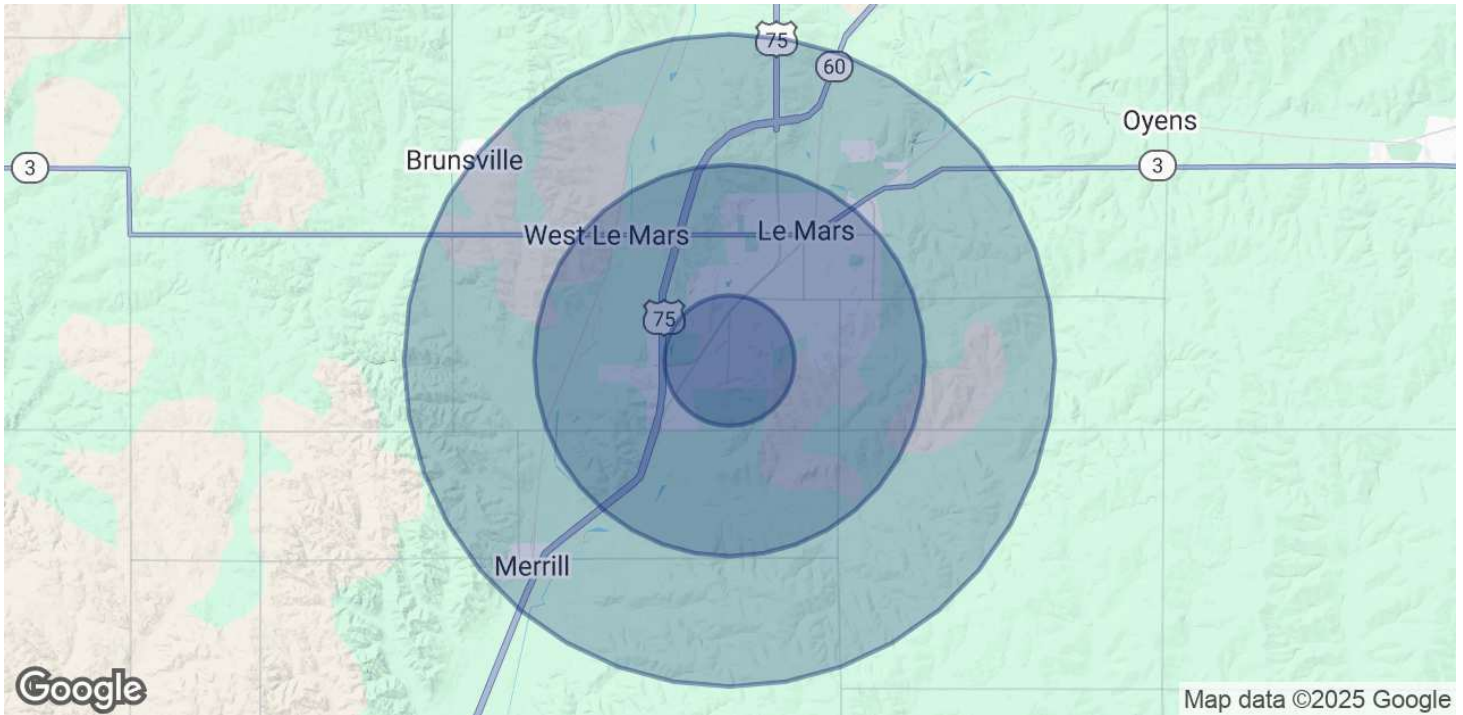


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	505	10,519	12,449
Average Age	41	40	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	207	4,247	5,020
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$93,577	\$98,730	\$100,411
Average House Value	\$242,569	\$250,533	\$256,480

Demographics data derived from AlphaMap

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DAIN FISHER

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PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. Dain sees the big picture, having a sense of community, growth and opportunity which 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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