



Energy Drive Industrial End Cap

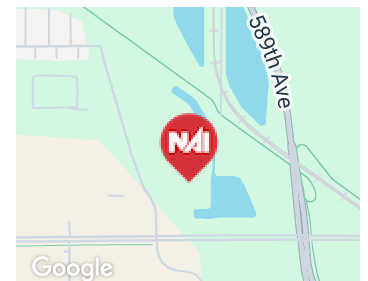
1021 Elevate Ln Mankato, Minnesota 56001

Property Highlights

- 6,398 Square Feet Industrial + Office/Reception
- Visibility/End-Cap Location
- New Construction - Only 1 User
- CFD/Purchase Options Available
- CAM (2026 Est.) \$3.81/Sf/Yr

Property Overview

Move-in ready industrial end-cap suite on Energy Drive, formerly Babe Plumbing, designed for efficient mid-size operations. This versatile space features built-out office areas, conference room, and employee amenities already in place—minimizing downtime and upfront costs. Ideal for contractors, service users, or light industrial tenants seeking functionality and visibility. Strategic industrial location with convenient access, ample parking, and strong operational flow. Turnkey opportunity for businesses looking to scale quickly in a high-demand industrial corridor. Sale or Contract for Deed Negotiable for creditworthy Tenants. Inquire today for showings or more details.



Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	31,752 SF
Available SF:	6,398 SF
Lot Size:	70,272 SF

For More Information

David Schooff

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,398 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1011	Available	6,398 SF	NNN	\$14.00 SF/yr

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Lease Rate \$14.00 SF/Yr

Location Information

Building Name	Energy Drive Industrial End Cap
Street Address	1021 Elevate Ln
City, State, Zip	Mankato, MN 56001
County	Blue Earth

Building Information

Building Size	31,752 SF
Tenancy	Multiple
Number of Grade Level Doors	1
Number of Dock High Doors	0
Number of Drive in Bays	0
Number of Cranes	0
Number of Floors	1 - With Mezz.
Average Floor Size	6,398 SF
Year Built	2022
Gross Leasable Area	6,398 SF
Construction Status	Existing
Condition	Excellent
Free Standing	No
Number of Buildings	1 (Multiple Tenancy - Separate Entrances/Condo'd)

Utilities

Utilities	Separated
CAM (Est. 2026)	\$3.81/Sf/Yr

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M-1
Lot Size	70,272 SF
APN #	r010903476002
Lot Frontage	930 ft
Lot Depth	350 ft
Corner Property	Yes
Traffic Count	10000
Traffic Count Street	North Victory Drive
Traffic Count Frontage	350
Waterfront	No
Rail Access	No

Parking & Transportation

Parking Type	Surface
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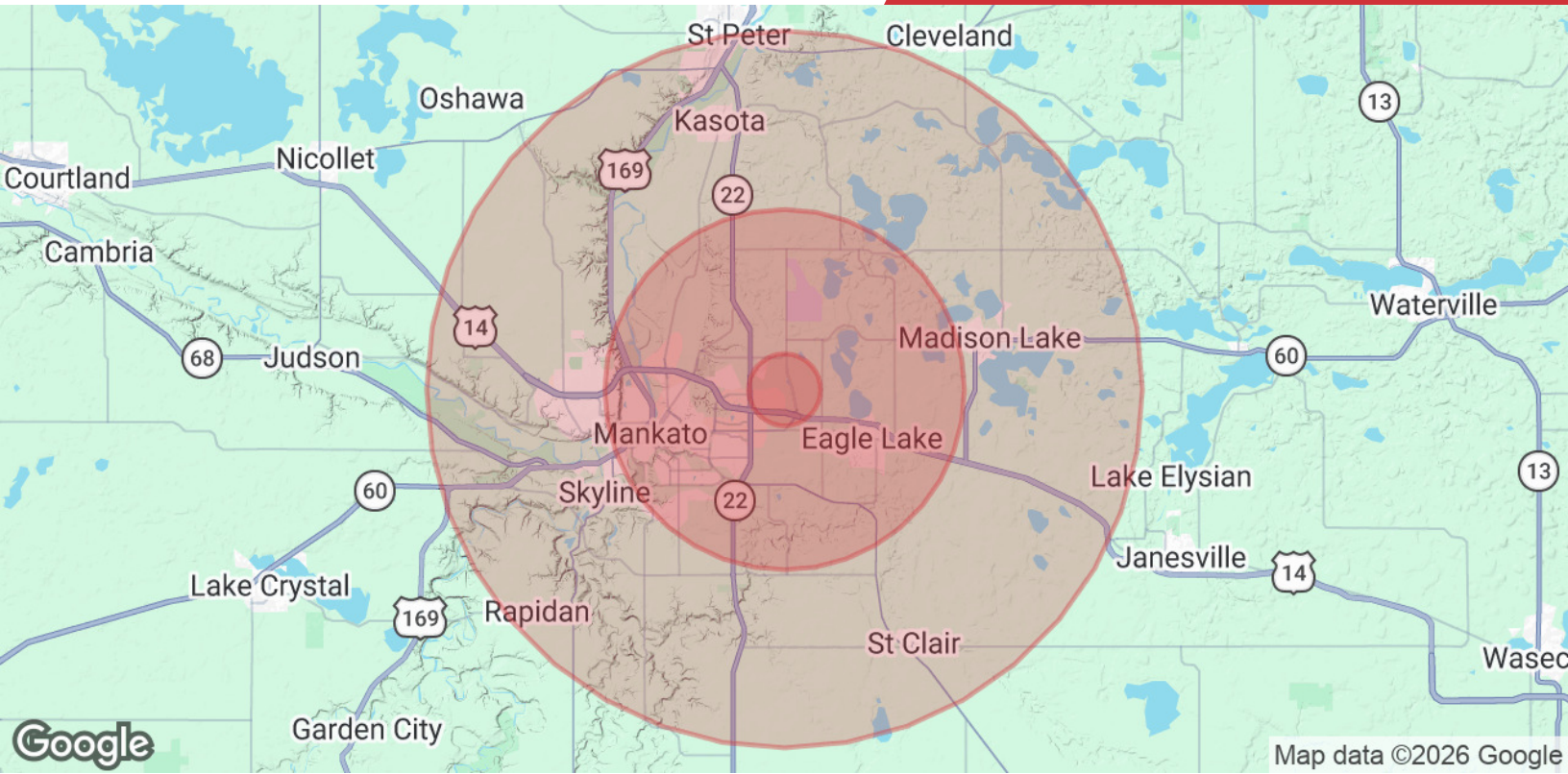
Utilities & Amenities

Restrooms	2 ADA
Breakroom	Yes
Conference Room	Yes



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Population

	1 Mile	5 Miles	9.95 Miles
Total Population	496	53,694	79,838
Average Age	26.9	31.1	34.0
Average Age (Male)	29.3	31.7	34.2
Average Age (Female)	26.8	32.5	35.0

Households & Income

	1 Mile	5 Miles	9.95 Miles
Total Households	217	21,048	31,107
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$93,565	\$88,941	\$97,033
Average House Value	\$362,411	\$287,126	\$303,002

2023 American Community Survey (ACS)

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David Schooff

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Professional Background

From 2006-2023 David P. Schooff SIOR/CCIM/CPM an award-winning commercial realtor was President/Broker/Owner of Fisher Group of Mankato Inc. which is the holdings company for Coldwell Banker Commercial Fisher Group Fisher Management and Fisher Development. In his role he managed the day-to-day operations of the business specifically in brokerage of commercial real estate in many sectors such as retail office industrial and multi-family housing. Schooff has an extensive real estate investment portfolio and has received several national distinctions through Coldwell Banker Commercial. In 2011 annually from 2015-2020 and again in 2022 Schooff was #1 Sales Professional in the state of Minnesota. Schooff earned Coldwell Banker Commercial Circle of Distinction honors in 2009 and annually from 2011-2021. Additionally he achieved the Top 2% (Platinum Award) of brokers in the national Coldwell Banker Commercial network in 2015 2017 2020 2021. He is the only broker in greater Mankato to hold the prestigious SIOR CPM and CCIM commercial real estate designations. Prior to his work at CBC Fisher Group he was President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created strong programming in the areas of community marketing workforce development housing development public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation and Feeding Our Communities Partners (Backpack Food Program) among others. He also serves periodically as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University Mankato teaching courses in Community Leadership Economic Development and Downtown Revitalization.

Education

B.S. Iowa Sate University; Journalism M.S. Iowa State University; Community and Regional Planning

Memberships

SIORCCIMCPM

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