

Industrial Building For Sale or Lease

± 34,492 sf | ± 1.21 acres

1304 Valleyhigh Drive NW.
Rochester, MN 55901





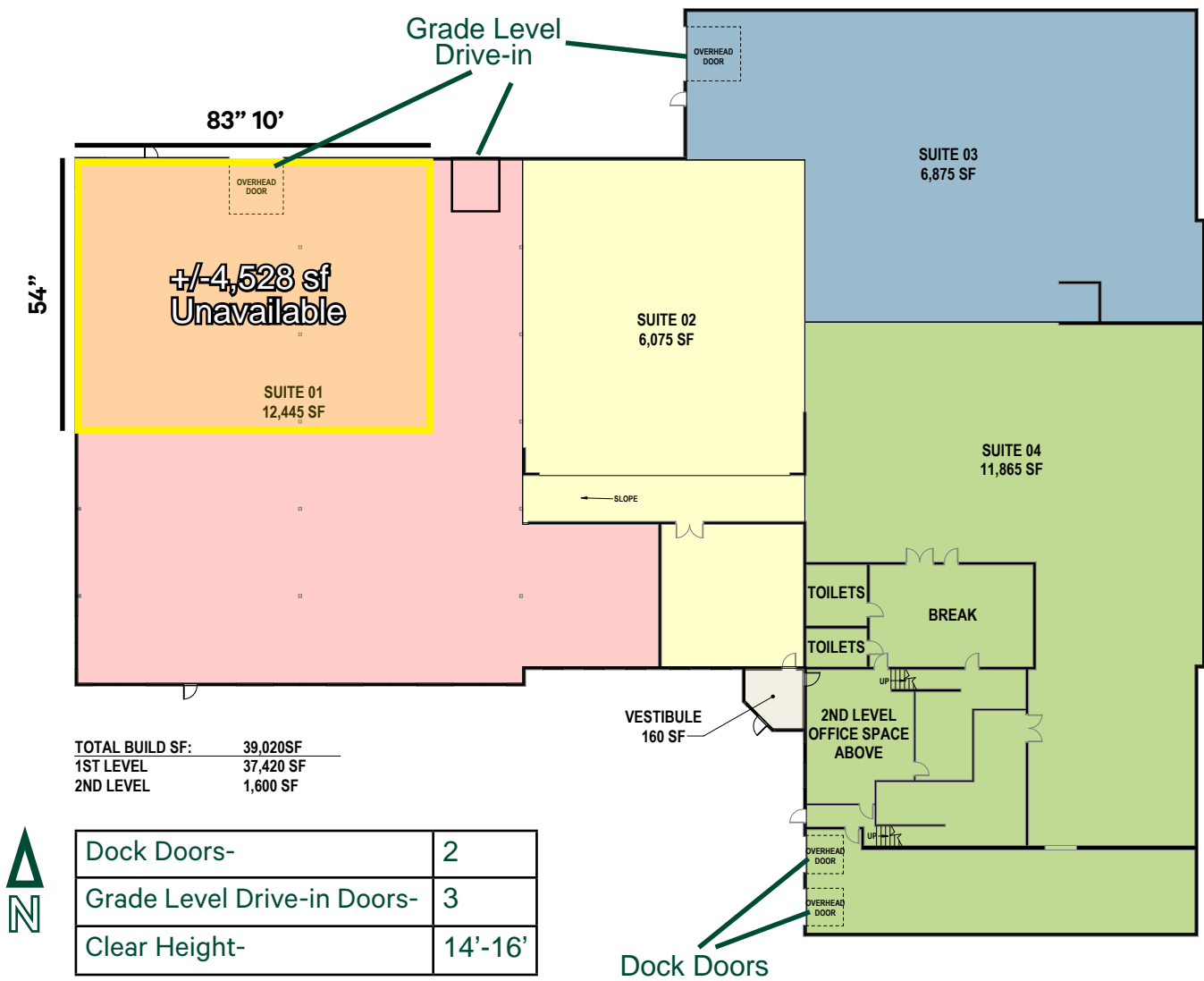
Property Highlights

- +/-34,492 sf of industrial space available for sale or lease
- Property consists of a +/-39,020 sf industrial building in South Rochester sitting on +/-1.21 acres
- Direct access to Valley High Dr. NW, giving quick access to 19th St. NW, Highway 52, and Hwy. 14
- Building has 2 Dock Doors, 3 Grade-Level Drive-in Doors, and a Clear Height ranging from 14'-16'
- +/-1.8 miles northwest of the Mayo Clinic, Methodist Campus and +/-11.3 miles north of Rochester International Airport
- \$5 billion, 2.4 million sf expansion of the Mayo Clinic currently underway, bringing an estimated 6,000 new jobs to Rochester

	Land Size	Building Size	Lease Rate	Sale Price
1304 Valley High Dr. NW	+/-1.21 Acres	+/-39,020 SF	\$8.50/sf NNN	\$3,500,000

Traffic Counts	
Hwy 14	31,608 VPD
W. Circle Dr. NW	24,917 VPD
19th St. NW.	11,148 VPD
7th St. NW.	6,900 VPD

BUILDING LAYOUT



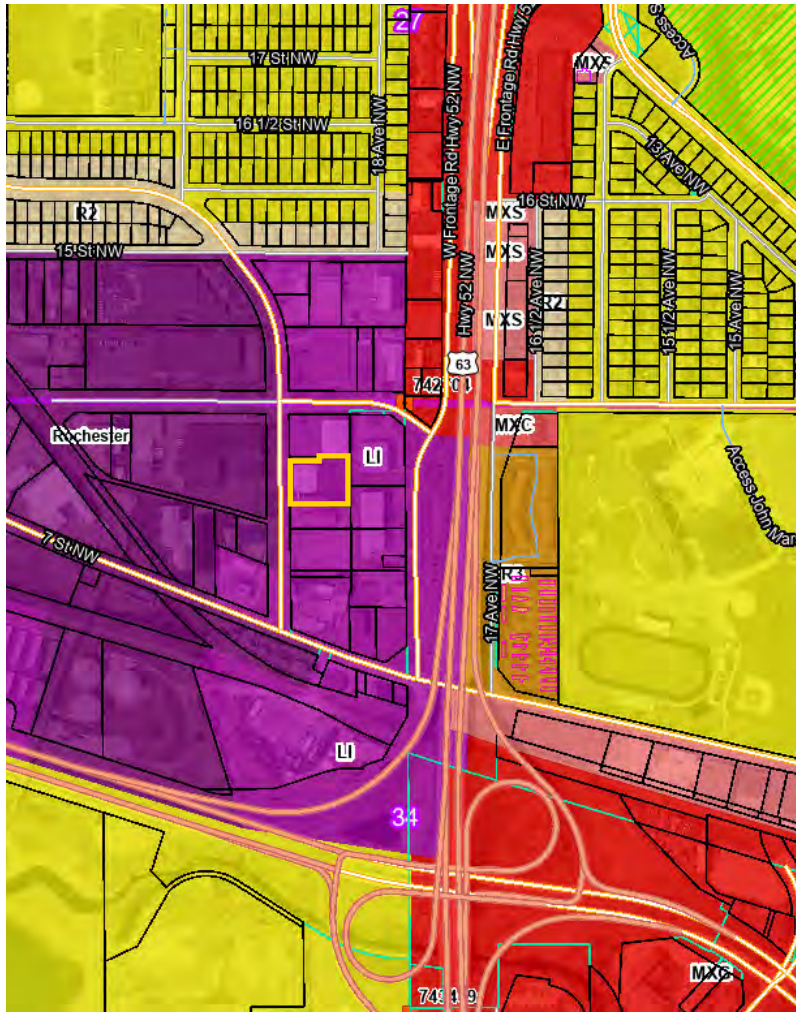
BUILDING PHOTOS



BUILDING PHOTOS



ZONING

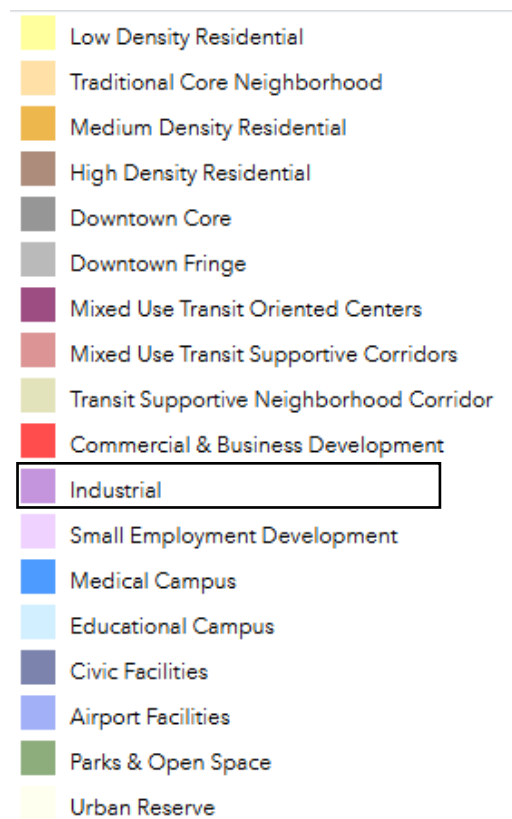
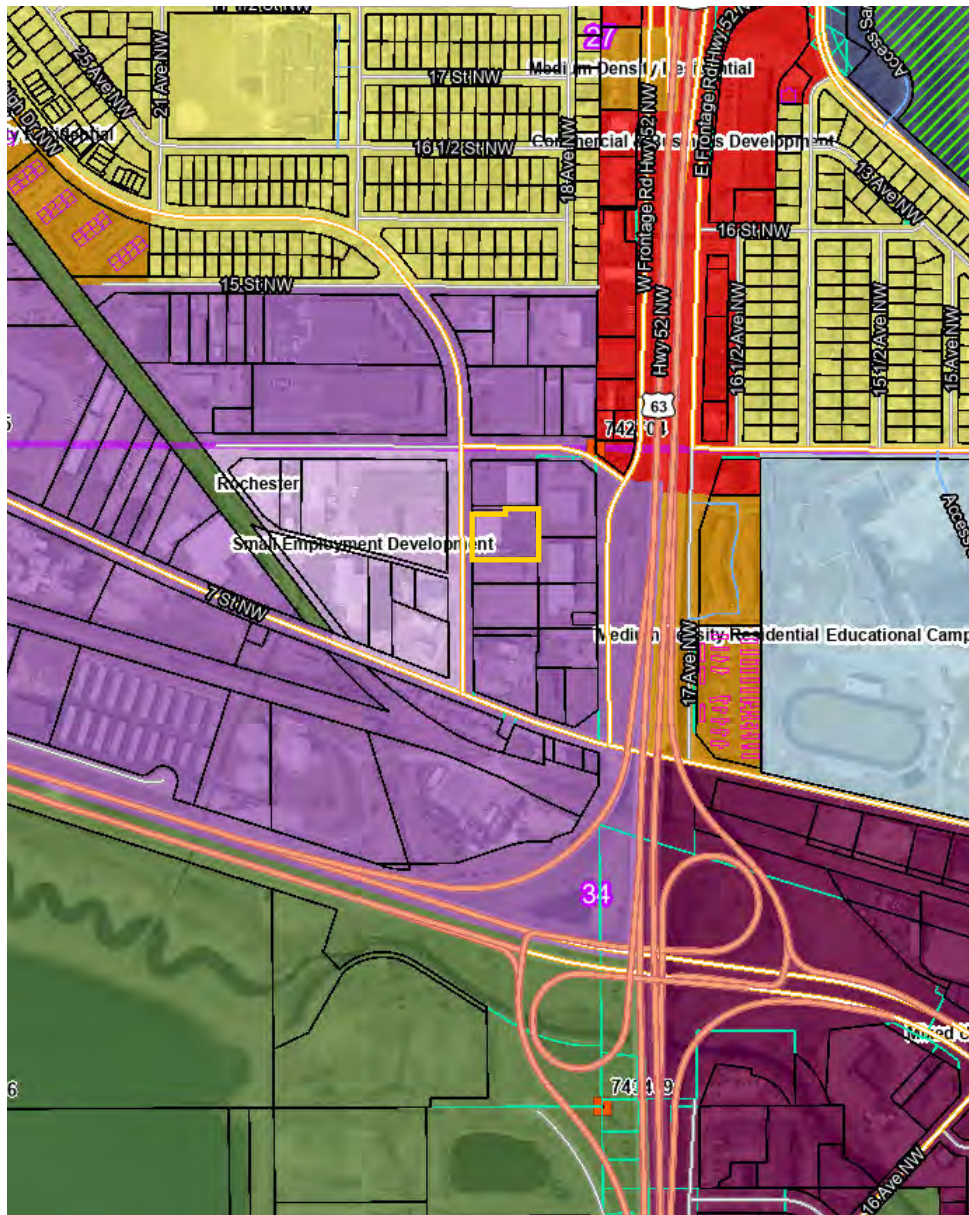


AG Agriculture
MX-N Mixed Use Neighborhood Scale
MX-S Mixed Use Street Oriented
MX-C Mixed Use Center
MX-G Mixed Use General
MX-I Mixed Use Institutional
MX-D Mixed Use Downtown Business
MX-D Mixed Use Downtown Fringe
MX-D Mixed Use Downtown Medical
MX-T Transit Oriented Development Corridor
MX-T Transit Oriented Development Node
MX-T Transit Oriented Development Village
R-1 Mixed Use Single Family
R-2 Low Density Small Lot
R-2x Low Density Residential Infill
R-3 Medium Density Residential
R-4 High Density Residential
BP Business Park
LI Light Industrial
SI Special Industrial
H Holding Zone

SI - Special Industrial

The SI district is intended to accommodate uses that are potentially incompatible with other districts because of the negative impacts they generate in terms of truck traffic, rail-related activities, late-night operation, or other operational characteristics. It is intended for areas where different levels of infrastructure and transportation improvements can be provided in a cost effective and efficient manner that serve the needs of industrial, transportation, and manufacturing uses.

FUTURE ZONING



Industrial

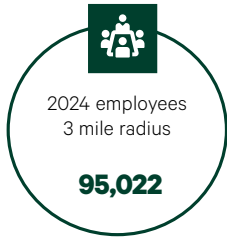
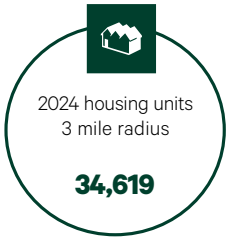
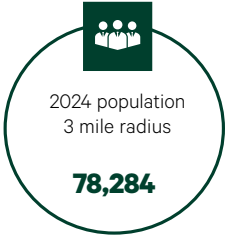
Industrial Development consists primarily of areas providing for economic activity in the realm of manufacturing, fabrication, assembly, storage, and distribution of products and goods in a manner and character that may generate some external impacts due to the presence of heavy truck traffic on a regular basis or from noise or lighting. Office and/or research and development activities related to primary industrial activity are allowed, and complementary retail and service uses should be limited in scale and carefully integrated with surrounding industrial uses. In addition to industrial activity, this category is intended to include public infrastructure sites such as the wastewater treatment

plant, transit vehicles maintenance facilities, and public works maintenance and storage yards that involve combinations of significant truck traffic and/or large areas of outdoor storage of materials or vehicles. Levels of intensity in industrial areas will vary significantly depending on the use; however, a greater intensity of employment and building square foot is encouraged through creative design approaches. Since these uses tend to have greater external impacts than other commercial or business uses, they may require additional buffering or separation from nearby uses.

WETLANDS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	10,783	78,284	125,663
2029 Population - Five Year Projection	11,005	80,577	129,490
2020 Population - Census	10,855	76,092	120,874
2010 Population - Census	9,801	71,482	108,027
2020-2024 Annual Population Growth Rate	-0.13%	0.54%	0.74%
2024-2029 Annual Population Growth Rate	0.41%	0.58%	0.60%



HOUSEHOLDS

2024 Households - Current Year Estimate	5,124	34,619	52,406
2029 Households - Five Year Projection	5,292	36,150	54,706
2020 Households - Census	4,990	33,021	49,484
2010 Households - Census	4,403	30,363	43,499
2020-2024 Compound Annual Household Growth Rate	0.51%	0.90%	1.10%
2024-2029 Annual Household Growth Rate	0.65%	0.87%	0.86%
2024 Average Household Size	2.01	2.19	2.34



HOUSEHOLD INCOME

2024 Average Household Income	\$85,689	\$113,476	\$126,343
2029 Average Household Income	\$93,214	\$123,770	\$138,599
2024 Median Household Income	\$69,771	\$78,554	\$88,072
2029 Median Household Income	\$75,975	\$86,454	\$98,131
2024 Per Capita Income	\$41,003	\$50,329	\$52,841
2029 Per Capita Income	\$45,090	\$55,664	\$58,693



HOUSING UNITS

2024 Housing Units	5,487	37,427	56,131
2024 Vacant Housing Units	363 6.6%	2,808 7.5%	3,725 6.6%
2024 Occupied Housing Units	5,124 93.4%	34,619 92.5%	52,406 93.4%
2024 Owner Occupied Housing Units	2,189 39.9%	19,609 52.4%	33,431 59.6%
2024 Renter Occupied Housing Units	2,935 53.5%	15,010 40.1%	18,975 33.8%



EDUCATION

2024 Population 25 and Over	7,795	55,732	86,699
HS and Associates Degrees	3,521 45.2%	24,697 44.3%	37,417 43.2%
Bachelor's Degree or Higher	3,847 49.4%	28,439 51.0%	45,316 52.3%



PLACE OF WORK

2024 Businesses	606	3,663	4,579
2024 Employees	8,061	95,002	106,404



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