

# WAREHOUSE/CULTIVATION FACILITY

1119 Center Street, North Mankato, MN 56003



## PROPERTY DESCRIPTION

Wide open Warehouse space with 6 private offices and a rare 4200 sf of refrigerated space, easy access to HWY 69, nice parking area (onsite parking), nearby truck wash and zoned industrial. This could make a great Cannabis cultivation facility. The exhaust and drain systems in place from the brewery can help a Cannabis cultivation use. It also has a 4200 sf refrigerated space for a low moisture and extended life for finished products.

## PROPERTY HIGHLIGHTS

- Spacious production and warehousing areas
- Solid and reliable construction
- 4200 sf of refrigerated space
- Easy access to HWY 69

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1.86 Acres
Building Size:	23,890 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,796	25,747	33,000
Total Population	6,596	64,419	85,094
Average HH Income	\$105,635	\$96,656	\$100,989

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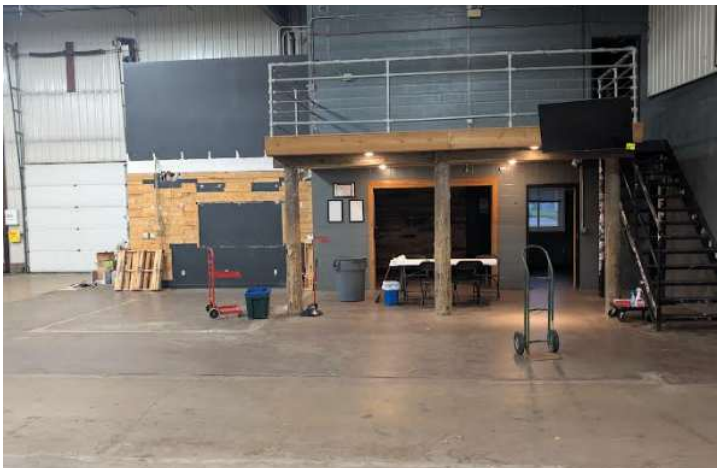
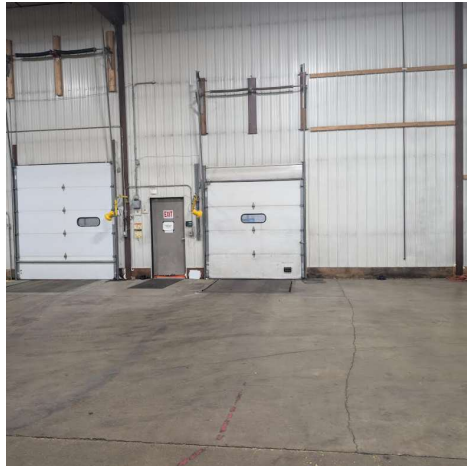
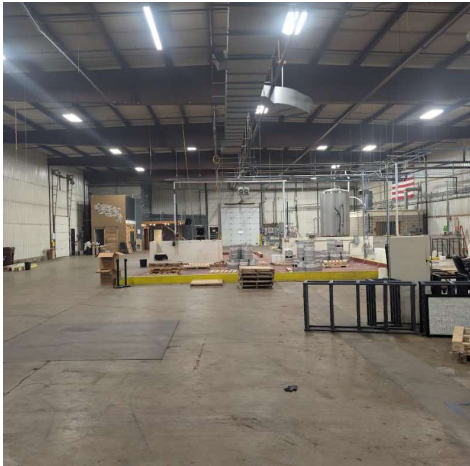
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Apple Valley, MN 55124

**INDUSTRIAL FOR SALE**

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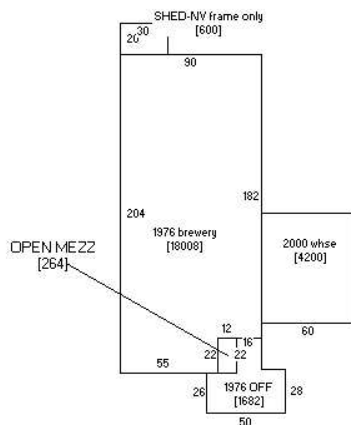
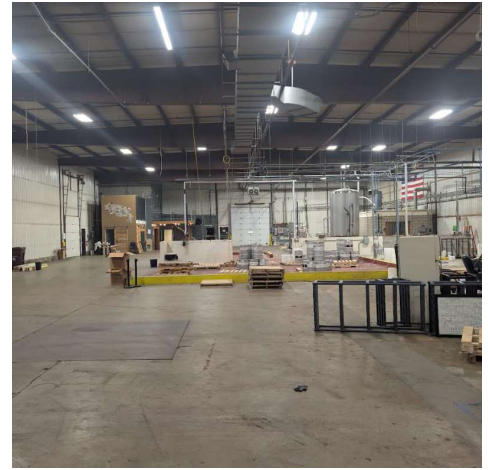


## INDUSTRIAL FOR SALE



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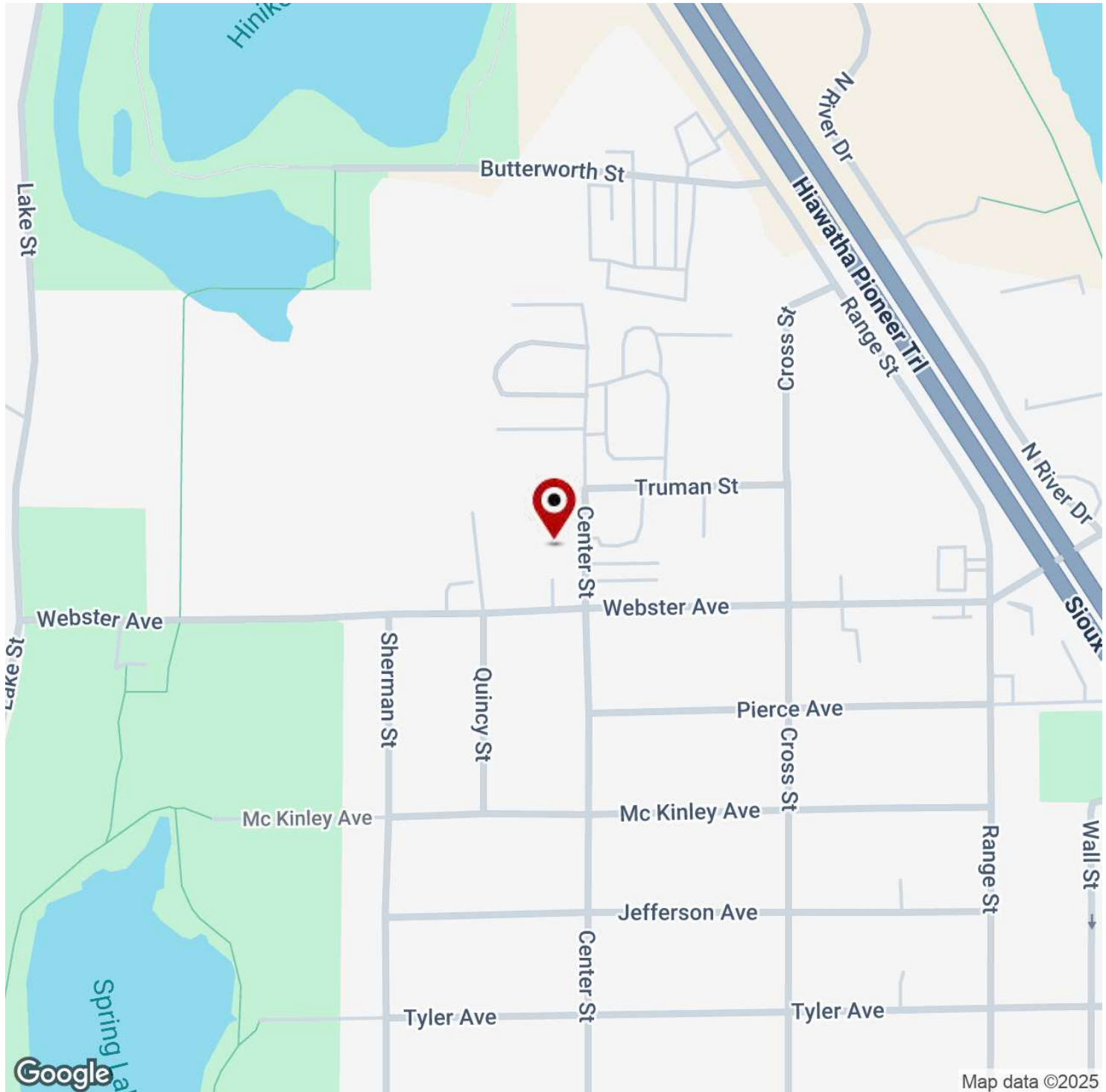
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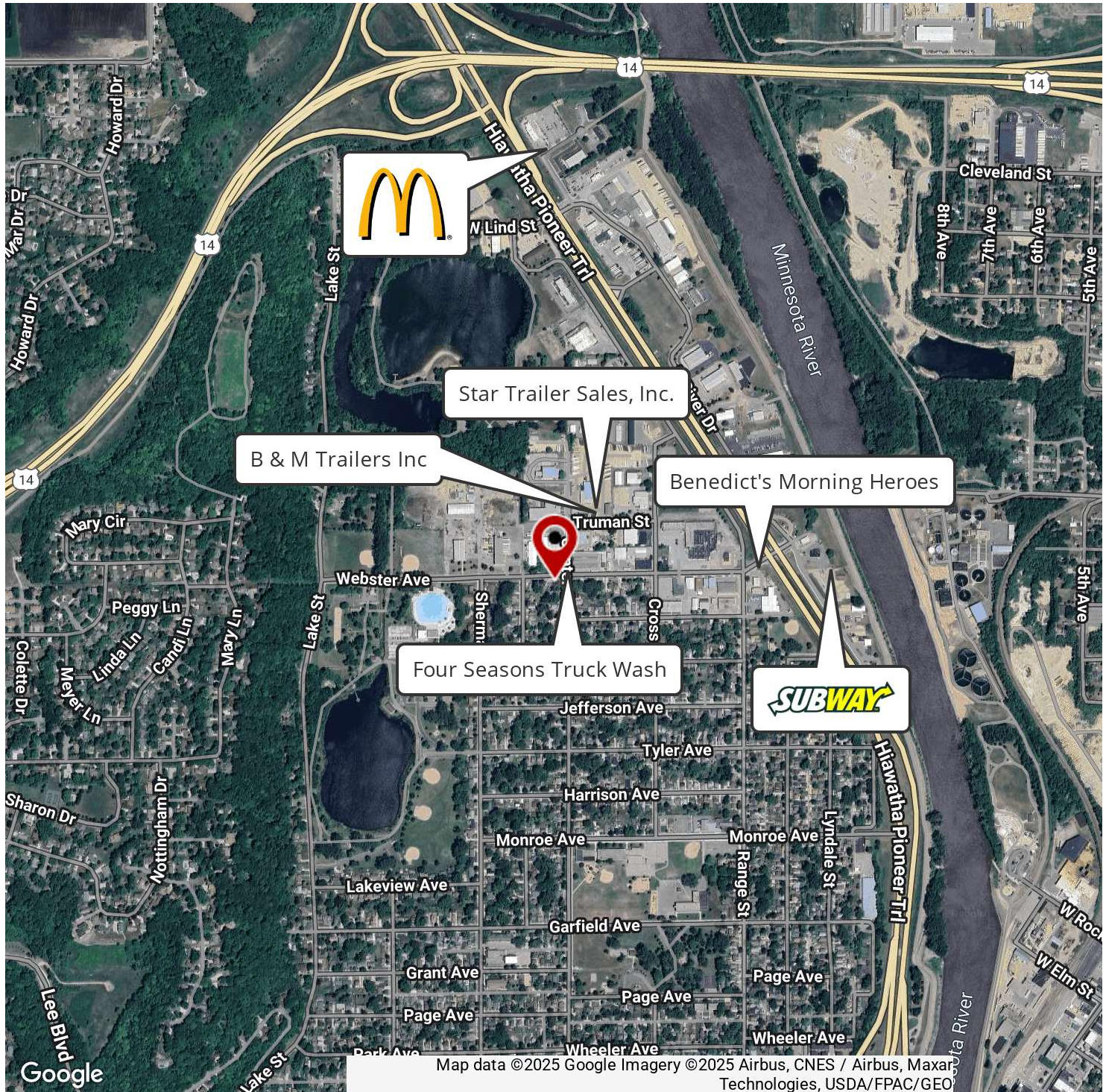
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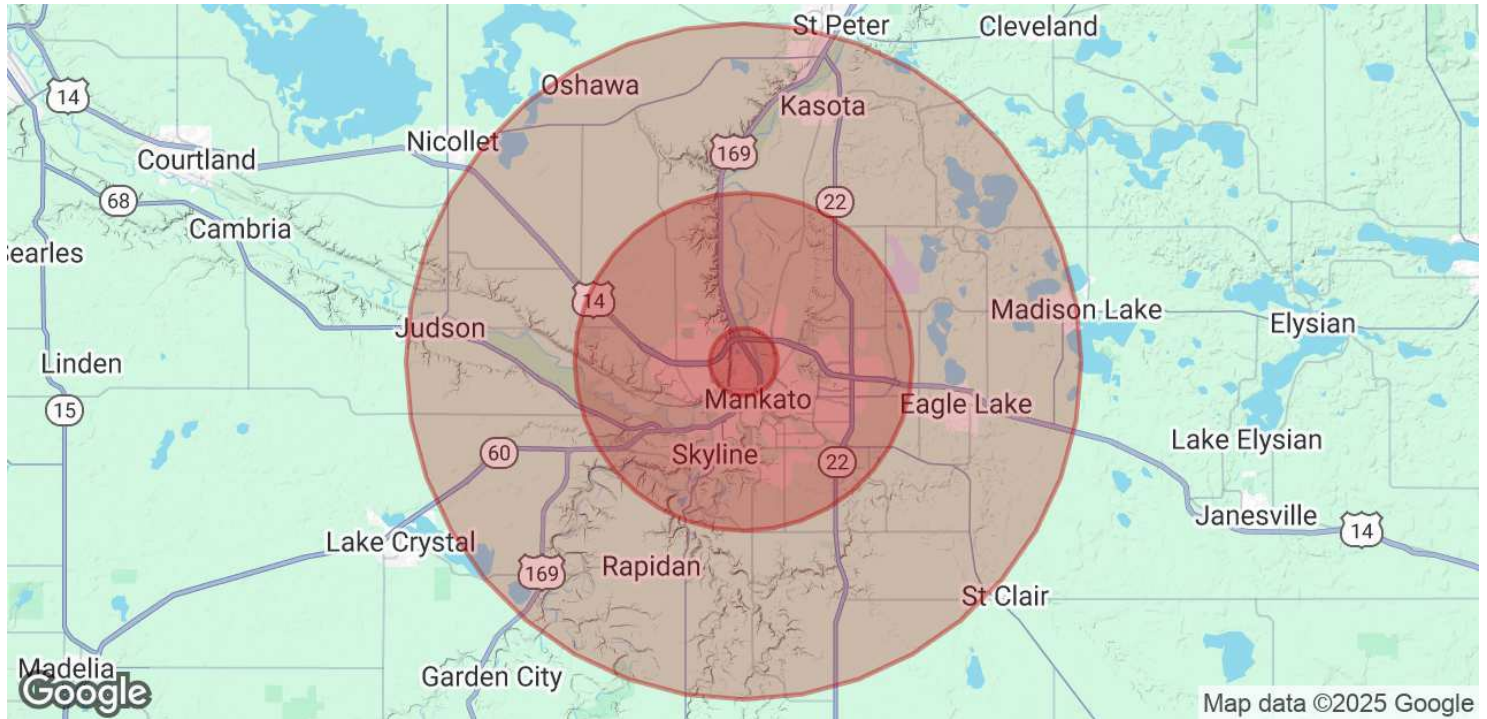
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,596	64,419	85,094
Average Age	40	37	37
Average Age (Male)	39	36	36
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,796	25,747	33,000
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$105,635	\$96,656	\$100,989
Average House Value	\$265,574	\$298,248	\$305,910

*Demographics data derived from AlphaMap*

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