

LEASE

125 KINGSWOOD OFFICE SPACE OPPORTUNITY

125 Kingswood Dr Mankato, MN 56001



PROPERTY DESCRIPTION

This property offers approximately 7,000 sqft available for lease, featuring versatile spaces for offices, storage, and light industrial activities. Explore the potential within these well-designed and adaptable premises. Discover an expansive workspace tailored to your needs. With 3,940 sqft of designed office space, 10,500 sqft of versatile warehouse area, and an additional 6,272 sqft of mezzanine, this property offers a comprehensive solution for your business requirements.

LOCATION DESCRIPTION

Situated on Kingswood Drive and Third Avenue, this property is close in proximity to the industrial hub of Mankato. Just a stone's throw away from the heavily trafficked Highway 14, it enjoys a prime location within the robust industrial landscape of the area.

PROPERTY HIGHLIGHTS

- Easy Access
- Multi-Tenant Opportunity
- Large Parking Lot

OFFERING SUMMARY

Lease Rate:	\$6.23 SF/yr (NNN Blended)
Available SF:	20,712 SF
Lot Size:	130,444 SF
Building Size:	41,300 SF
APN:	R010431477012

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	534	24,352	33,959
Total Population	1,345	56,999	81,534
Average HH Income	\$78,643	\$72,099	\$75,480

Dain Fisher

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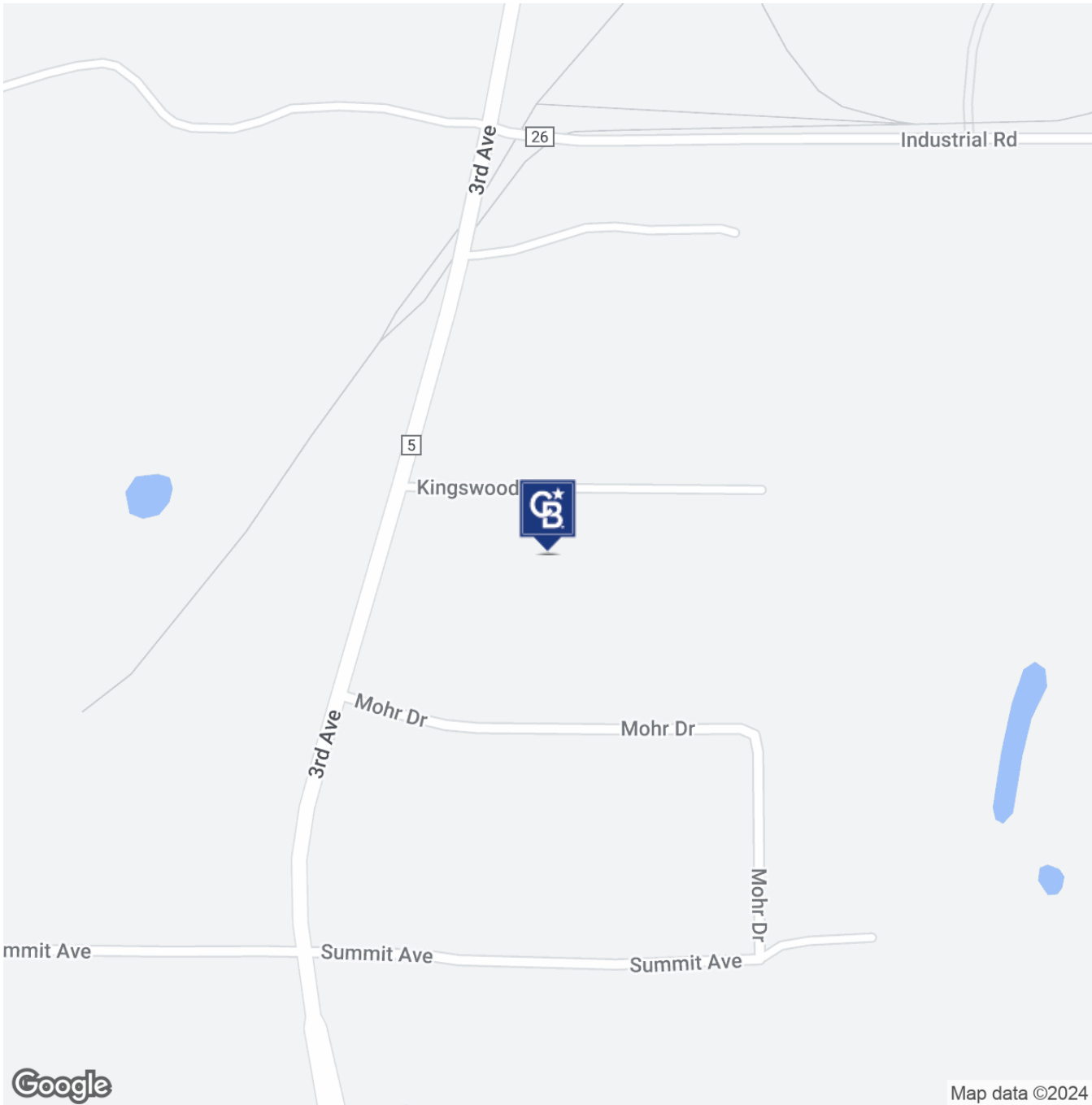
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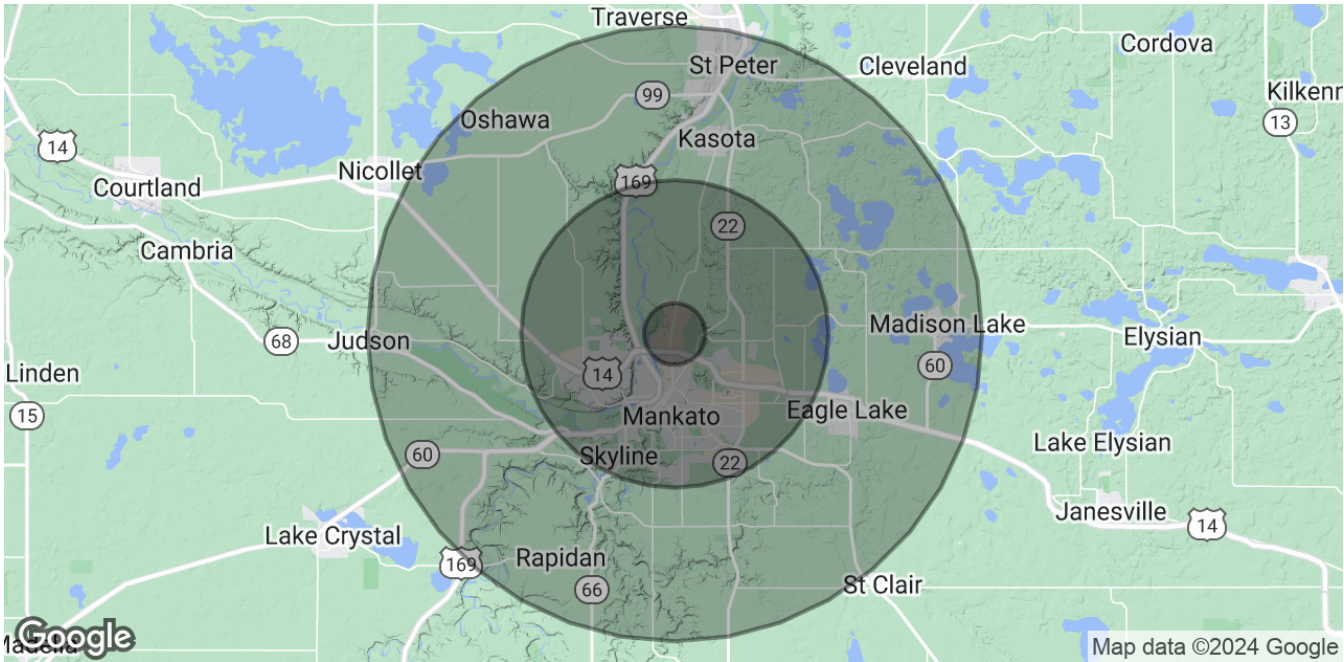
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,345	56,999	81,534
Average Age	33	31.9	33.5
Average Age (Male)	31.7	31.3	33
Average Age (Female)	33.1	33.6	35

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	534	24,352	33,959
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$78,643	\$72,099	\$75,480
Average House Value	\$197,494	\$192,686	\$202,544

* Demographic data derived from 2020 ACS - US Census

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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.

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