



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

1930 1st Street W Blue Earth, MN 56013

150,400 SF
For Sale - Negotiable
For Lease - Negotiable



CONTACT

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**Schedule a viewing
today to explore
the possibilities!**

1930 1st Street West, Blue Earth

1930 1st Street W spans 150,400 SF on 11.29 acres, offering robust infrastructure tailored for manufacturing and logistics. Four (4) loading docks and a drive-in bay (1) support efficient operations, and the expansive light-industrial zoned site invites growth through expanded production, warehousing, or mixed-use development. Located within a thriving manufacturing corridor, this property benefits from I-90 and US-169 access, just minutes from the Blue Earth Municipal Airport—ideal for supply chain agility. The surrounding business community of nearly 300 diverse enterprises reinforces local economic synergy.

Beyond its strategic location, the city of Blue Earth offers a welcoming, small-town environment enriched by its iconic Jolly Green Giant landmark, annual Giant Days celebration, and convenient transit services. Residents enjoy affordability, a strong sense of community, and reliable local amenities. This property represents a rare combination of scale, flexibility, and regional advantage—perfect for companies seeking to establish or expand operations with room to grow.

PROPERTY HIGHLIGHTS

- 150,400 SF Production/Warehouse Space
- 4 Dock-high doors & 1 Drive-in for Seamless logistics
- Previously Electronic Manufacturing

LOCATION HIGHLIGHTS

- PID#10070040 (11.29 AC)
- Light Industrial Zoning
- Surrounded by other manufacturing corporations



ZONING | I-1 - Light Industrial

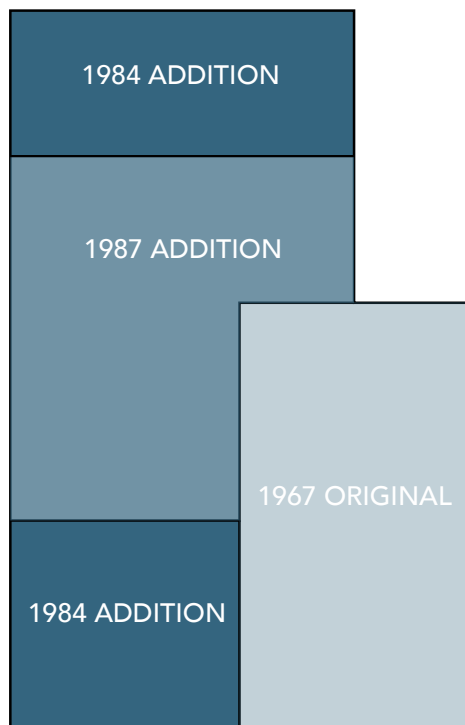
PERMITTED USES

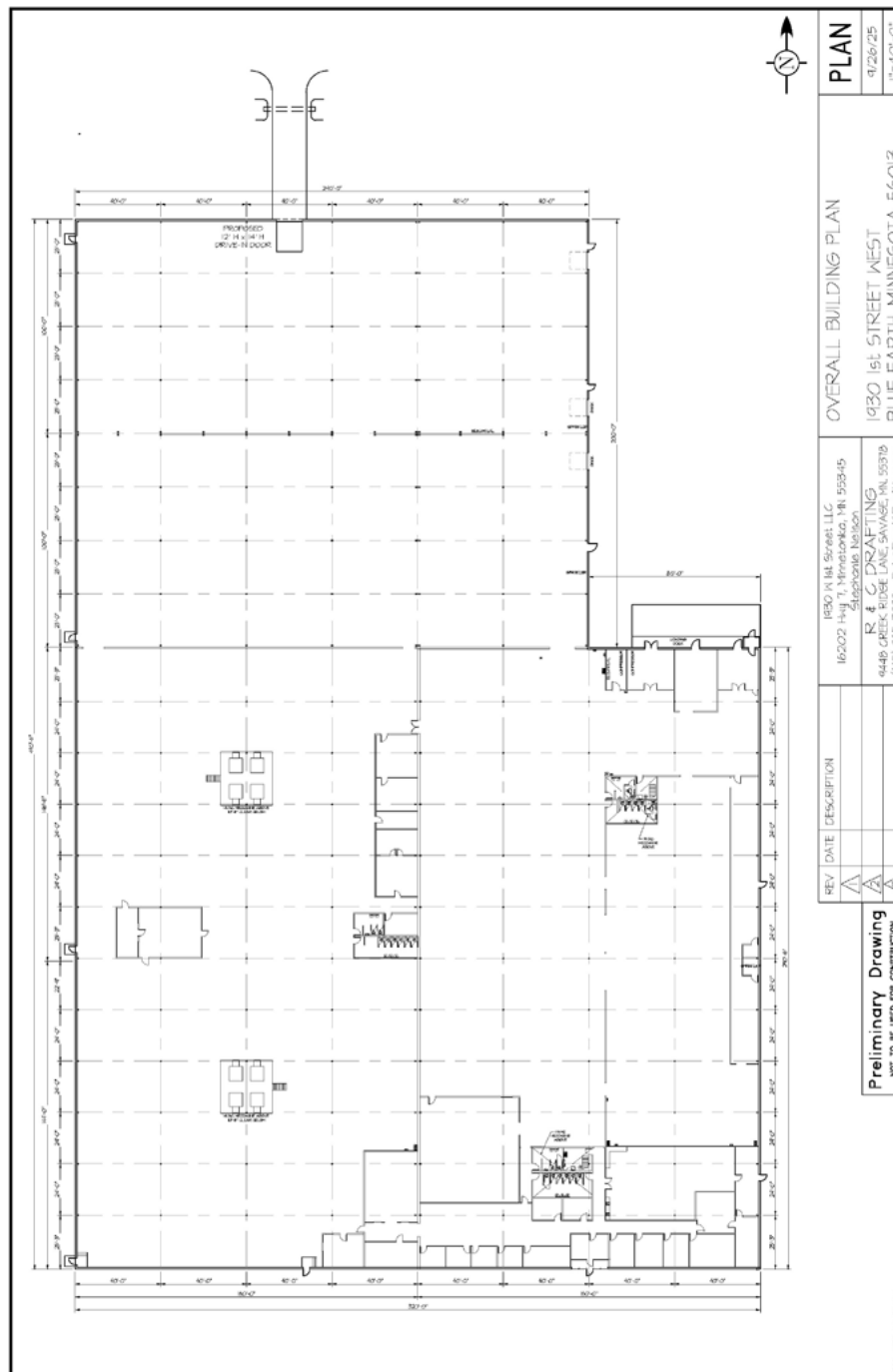
Aircraft rental, sale, servicing manufacturing, and related activities; Antennae for radio, television, and broadcasting facilities; Art equipment supplies - manufacture; Bags, boxes and paper containers, manufacturing and storage; Bakery products, wholesale; Bottling establishments; Clothing manufacture... etc.

*See [city zoning code](#) for complete list

ZONING	I-1; Light Industrial
PROPERTY USE	Electronic Manufacturing
YEAR BUILT	Originally built in 1967 with multiple additions. <i>*See Floor Plan</i>
FLOORS	Single-story
PROPERTY ACCESS	
Nearby HWY	HWY 169 (2 miles)
Nearby Airport	Blue Earth Municipal Airport (5.3 miles)
PARKING	Paved
AVAILABLE	150,400 SF
LOT SIZE	11.29 Acres
BUILDING IMAGE	
Building Materials	Metal Fabrication
Signage	On building
Roof	Metal
CEILING HEIGHT	
Office	7'10"
Warehouse/ Production	12'-15'

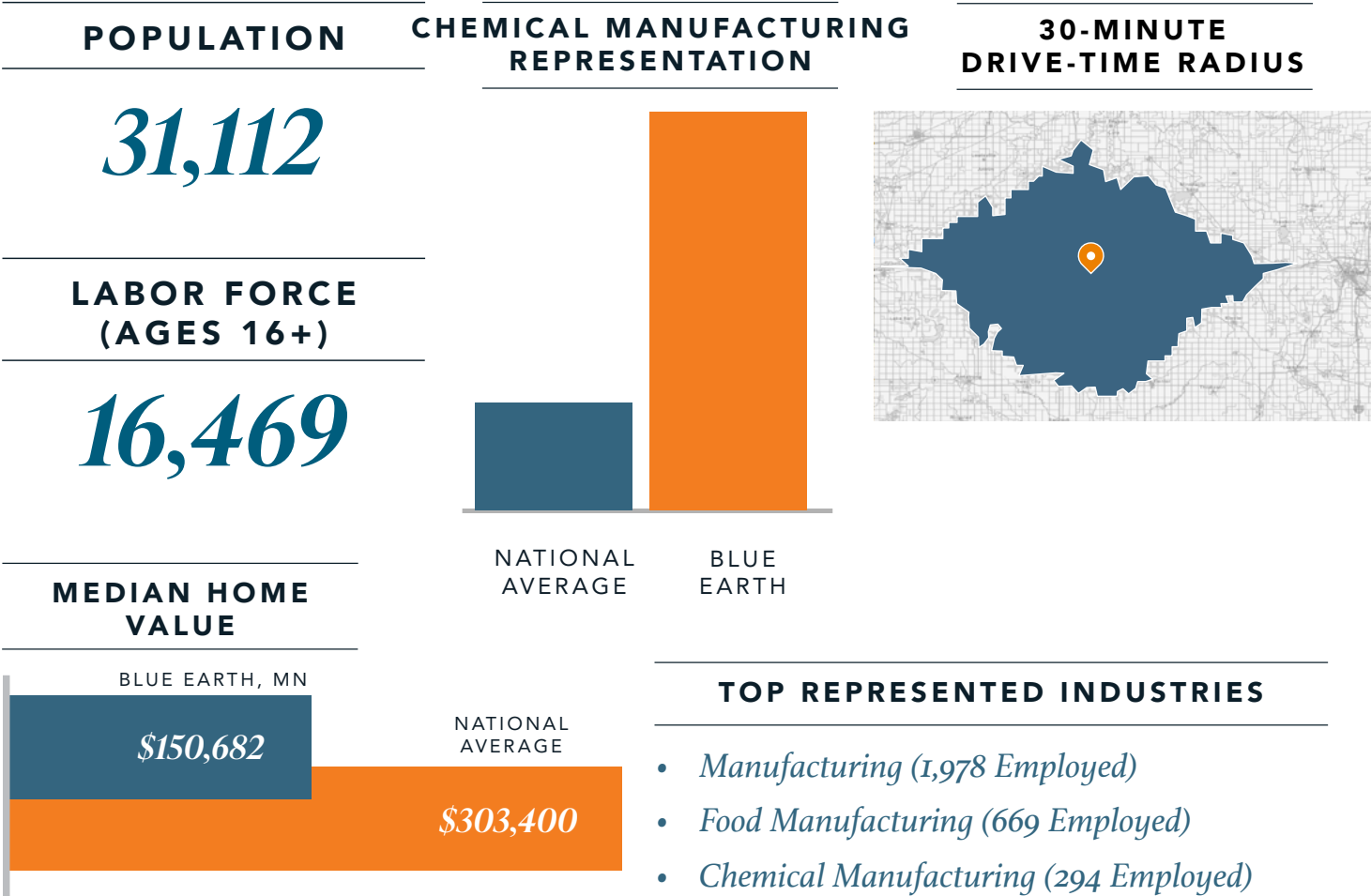
WATER	2" and 6" Lines running into the facility, 10" line feeding the two located on the South Side of the property. Supplied by Blue Earth Light and Water
SEWER	Supplied by City of Blue Earth
GAS	Supplied by BEVCOMM
FIBER OPTIC	Connected
POWER	3 Services. Supplied by Blue Earth Light and Water.
KVA	1000KVA
Volts	277/480
Phase	3-phase
FLOOR LOAD	4" Rebar, reinforced
FIRE PROTECTION	ESFR
HEATING	Boilers, Force-air
COLUMN SPACING	23'L by 39'W
DRIVE-INS	1 total - 10'x10'
DOCKS	4 total
Docks	8'x8' - 2 docks are covered
Dolly Pads	4 total
RESTROOMS	Men (3)- Stalls (5), Urinals (3) Women (3) - Stalls (17)





LABOR SNAPSHOT BLUE EARTH

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



CHEMICAL MANUFACTURING INDUSTRY

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Supervisors of Production and Operating Workers	91	\$35.91/hour
Industrial Engineers	71	\$47.12/hour
Chemical Equipment Operators & Tenders	42	\$25.19/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.