



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Albert Lea Business Development Center

2610 Y. H. Hanson Ave, Albert Lea

Multiple Suites Available

1,375 - 3,600 SF



CONTACT

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Albert Lea Business Development Center

Positioned at the heart of Albert Lea's thriving entrepreneurial community, the Albert Lea Business Development Center offers an exceptional opportunity for growing businesses. Managed by the Albert Lea Economic Development Agency, this premier business incubator provides quality office and warehouse space, complete with loading dock access, a shared conference room, and business services to support your success. With a history of fostering local startups and industry, the Albert Lea Business Development Center is more than just a location—it's a launchpad for ambitious ventures. Two versatile spaces are currently available, making this the ideal place to establish and expand your business.

PROPERTY HIGHLIGHTS

- Loading dock access
- Shared conference room
- Access to business services support
- Warehouse, kitchen and office space available

LOCATION DESCRIPTION

- Located along I-90
- Albert Lea Airport is less than 1 mile away
- Less than 4 miles from down town Albert Lea

LEASE RATE

\$5/PSF Gross

**Revolving loan funds available*

***Inclusive Lease Rates*



Available

Suite 101 - 3,600 SF

Lease Rate: \$5 PSF Gross

- Warehouse and Office Space
- 1 private office
- Loading dock access on the North side



Suite 105 - 3,100 SF

Lease Rate: \$5 PSF Gross

- Warehouse and Office Space
- 2 private office
- Loading dock access on the North side
- Garage door access on South side



Incubator Kitchen- 1,375 SF

Lease Rate: \$5 PSF Gross

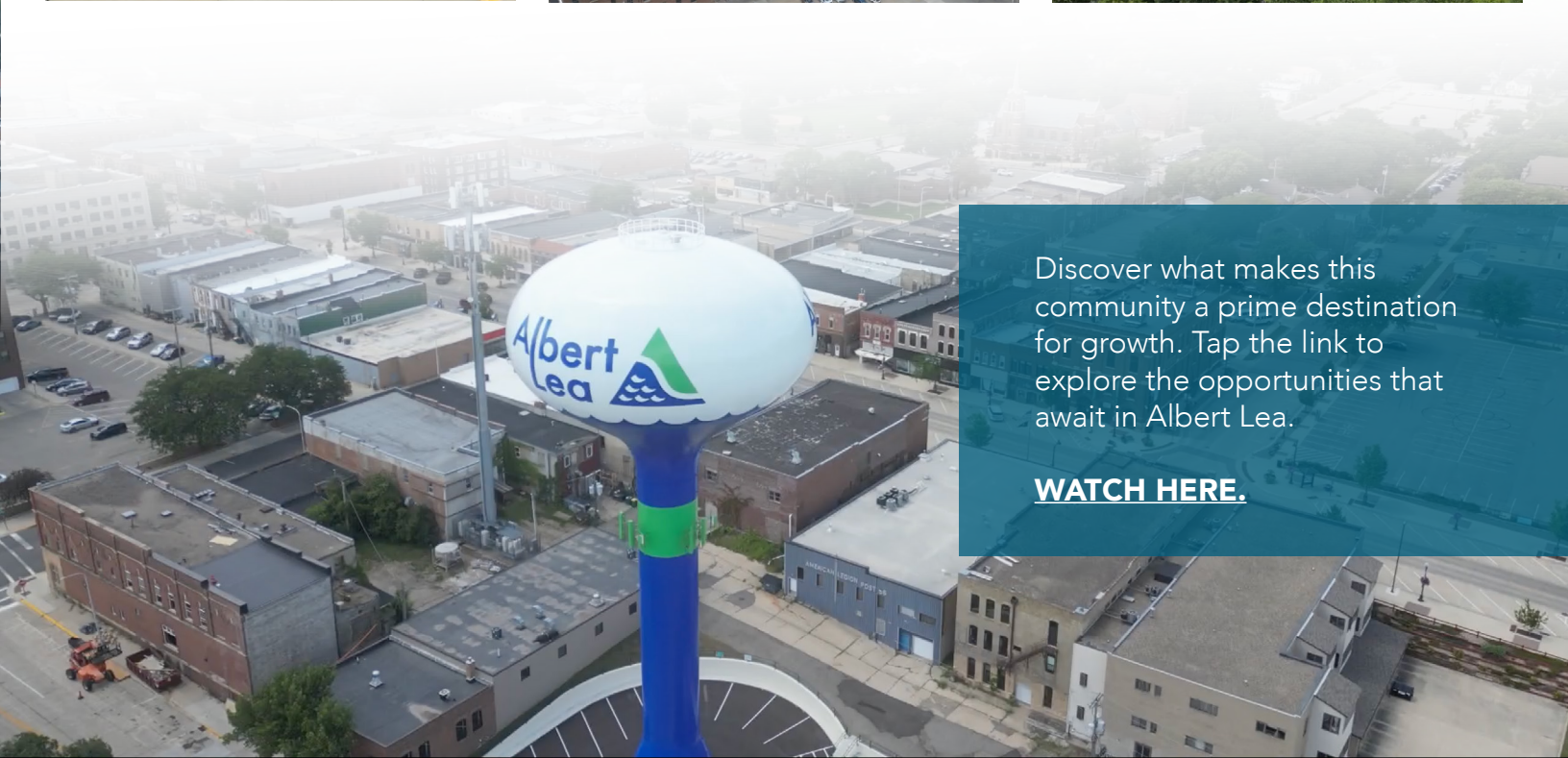
- Kitchen space
- Access to loading dock
- Access to additional storage (2,500 SF)



Albert Lea, MN

Albert Lea, Minnesota, located at the crossroads of Interstates 35 and 90, offers a prime location for businesses looking to expand. With over 140 acres of business and industrial sites, a business incubator, and two residential development areas, the city is well-equipped for growth. Its infrastructure supports industries ranging from manufacturing to healthcare, while its scenic lakes, parks, and trails contribute to a high quality of life. Albert Lea's rich history, strategic location, skilled workforce, and commitment to sustainability make it a compelling destination for both businesses and residents.

- Ranked #2 "Top Affordable Small Town"
- Rich community and historic downtown
- Residents of Albert Lea enjoy the beauty of Albert Lea Lake and Fountain Lake
- Excellent schools, vibrant local events, and a range of amenities make it a place where families can grow and prosper.
- Albert Lea offers over 40 parks and scenic trails
- Myre-Big Island State park



Discover what makes this community a prime destination for growth. Tap the link to explore the opportunities that await in Albert Lea.

WATCH HERE.

For more information, contact
The Brookshire Co.

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