

LEASE

18,450 SF WAREHOUSE DISTRIBUTION

31435 Veterans Rd La Crescent, MN 55947



Lease Rate	\$8.00 SF/YR
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OFFERING SUMMARY

Building Size:	18,450 SF
Available SF:	18,450 SF
Lot Size:	1.97 Acres
Number of Units:	1
Year Built:	1995
Zoning:	Commercial
Traffic Count:	20,000

LOCATION OVERVIEW

Strategically situated just off Interstate 90 at Dresbach Exit 273, this prime location rests along a prestigious frontage road in southeastern Minnesota, a mere 2-mile distance from the border of western Wisconsin. Interstate 90 serves as a pivotal artery connecting major metropolitan areas, traversing from Chicago, Illinois, through Madison, Wisconsin. Branching off at Tomah, Wisconsin, it continues northwestward, passing through La Crosse, Wisconsin, and Rochester, Minnesota. The accessibility is further augmented by seamless connections from Milwaukee via Interstate 94 and from Minneapolis via a network of state highways or Interstate 35.

PROPERTY HIGHLIGHTS

- \$8.00 SF/YR + NNN 5 year minimum term
- I-90 frontage
- At exit/on ramps
- 155 miles to Minneapolis MN
- 65 miles to Rochester MN
- 145 miles to Madison WI
- 213 miles to Milwaukee WI

Cathy Fox
608 386 8115



**COLDWELL BANKER
COMMERCIAL**
RIVER VALLEY

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PROPERTY DESCRIPTION

Prominently positioned, this 18,000 square foot industrial building boasts exceptional visibility within a mere 2-mile radius of the Minnesota/Wisconsin border. Commanding attention from the thoroughfare of I-90, its strategic placement along a frontage road facilitates effortless ingress and egress. This expansive space features a generous clear height of 20 feet, complemented by 3 dock-high doors and 2 drive-ins measuring 14 feet each, all accompanied by a spacious paved yard.

Inside, the premises offer versatile accommodations including office space and a mezzanine, augmented by comprehensive HVAC coverage throughout the entirety of the structure. The facility is further enhanced by a sizable wash bay equipped with drainage and a heated power washer, ensuring optimal functionality and cleanliness.

Strategically situated, this property serves as an ideal distribution center, benefiting from direct I-90 connectivity to major metropolitan areas including Minneapolis/St. Paul, Madison, and the Milwaukee/Chicago corridor.

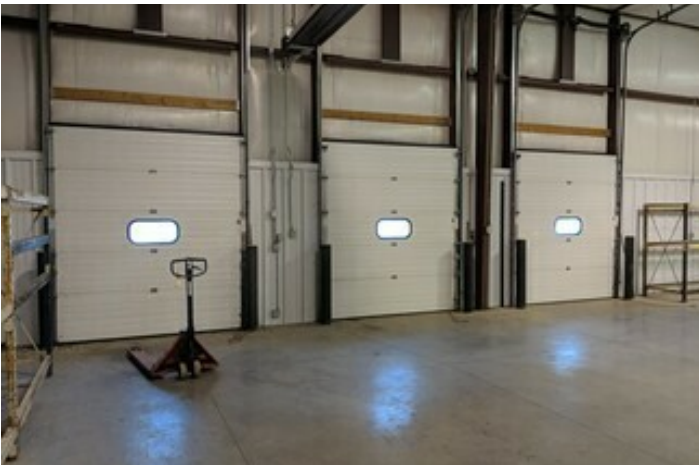
SITE DESCRIPTION

Presenting an exceptional opportunity, this 1.97-acre parcel of level land is strategically positioned along the frontage road adjacent to Interstate 90. Accompanied by a prominent 205 x 90 steel building featuring a durable metal roof, this property boasts superior durability and functionality.

The paved parking area spans approximately 20,000 square feet, ensuring ample space for vehicular accommodation and maneuverability. Enhanced by its seamless accessibility, with effortless on/off access to Interstate 90 in either direction, this site offers unparalleled convenience for businesses seeking prime visibility and connectivity.

INTERIOR DESCRIPTION

The office space, spanning between 1,200 to 1,500 square feet, is meticulously designed, comprising three offices, two restrooms, and a spacious break room complemented by a mezzanine above. Both the warehouse and office areas are temperature-controlled, ensuring optimal working conditions year-round.



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