

FOR LEASE 5676 INDUSTRIAL PARK RD. WINONA, MN.



PRIME OFFICE & TECH SPACE





Property Overview:

- **Total Space:** 82,000 sq. ft.
- **Ceiling Heights:** up to 12' office, 16-19' Tech/flex space
- **Parking:** 100+ parking stalls
- **Features:** Newly updated office spaces with ergonomic desks, perfect for modern businesses.
- **Utilities:** 360 GPM/100 ton Chiller system, 25hp Compressed air w/ desiccant air drier, managed by a BMS system.
- **Power:** 3 feeds-1600-2000 amp 3 phase 240/480V
- **Zoning:** Heavy Industrial
- **Loading Docks:** 4 docks
- **Security:** Badge Access with security/surveillance system

Why Choose This Space?

- ✓ **Prime location** in Winona's Industrial Park
- ✓ **Spacious office/flex layout**
- ✓ **Versatile Use** for Tech, Office, Lab or Light Manufacturing.
- ✓ **Convenient & Ample Parking**
- ✓ **Ergonomically designed** workspaces to enhance productivity.
- ✓ **Competitive leasing rates**

 **Managed by:** MSI Properties

 **Schedule a Tour Today!**
 **Call Tim @ (507)-458-6238**

**Act now to secure this premium space for your business!*

