



OFFERING MEMORANDUM | PROPOSED BUILD TO SUITS

TBD Adams Street  
Mankato, MN 56001

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# Adams Street | BTS

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*Presented by:*

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# ADAMS STREET | BTS

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## OFFERING SUMMARY

ADDRESS	TBD Adams Street Mankato MN 56001
COUNTY	Blue Earth
MARKET	South Metro
SUBMARKET	Mankato East End
APN	R43.09.10.400.009
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$2,850,000
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## SHELL PRICING ONLY - LAND NOT INCLUDED

- Building Structural Shell

1. Concrete Foundation
2. 5" Concrete Floor
3. Pre-engineered steel structure
4. Metal exterior wall panels

### Thermal Envelope

1. Minimum Roof Insulation R-35
2. Wall construction to be R23.5
3. Minimum 2" exterior foundation insulation (from wall panel to footer) -R10

### Loading Dock Doors

1. Minimum quantity of (1)
2. Dock seals & Bumpers
3. 6' wide electric over hydraulic dock leveler at each dock door
4. HD electric openers
5. Min. one view window per OHD
6. 2" thick door panels

### At-grade door

1. Minimum quantity of (1)
2. 12' wide x 12' tall
3. HD electric opener

### Main Entrance/Glass

1. Aluminum storefront and glass assembly

### Egress Doors

1. Exterior egress doors (Metal doors) as required

### Life Safety

1. Provide fire alarm and sprinkler system that is fully compliant with local code & jurisdiction (if needed per code)

- Electrical

1. All lighting to be LED
2. Dock light at each dock door
3. Standard electrical per code on building shell

### Mechanical/ Plumbing

1. Standard plumbing and mechanical for building shell with unit heaters

### Sitework/Landscaping

1. Standard sitework and landscaping
2. Curb and gutter
3. Asphalt parking lot

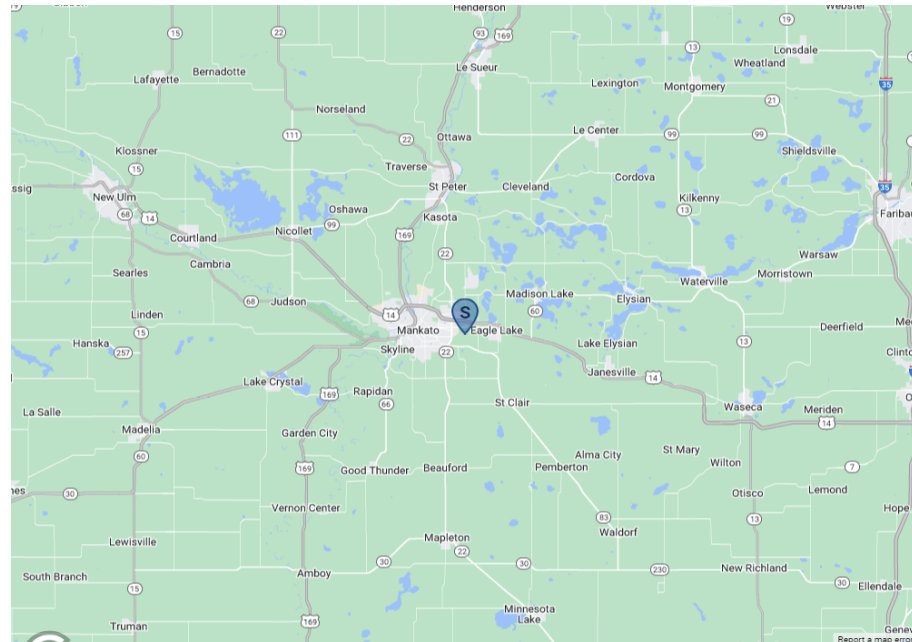
- The 16.93-acre parcel in the East end of Mankato's newest development area is situated in a thriving and rapidly growing location. This growth is underscored by recent milestones such as the completion of the Mankato Travel Center (Truck Stop) and the impending establishment of key entities like Freightliner-Truck Center Companies, Kato Mayflower & Storage, Caliber Collision, and others.

The parcel itself offers strategic advantages, with three points of access via Adams Street, CNTY RD 12, and CNTY RD 17/Madison Avenue. Utilities are conveniently located along the north side on Adams Street. Immediate access to the four-lane Highway 14, which serves as a connector to I-35 and Hwy 169, enhances the parcel's connectivity. Additionally, nearby roundabouts at Adams Street @ CNTY RD 12 and Madison Avenue @ CNTY RD 12 facilitate smooth traffic flow in this high-traffic area.

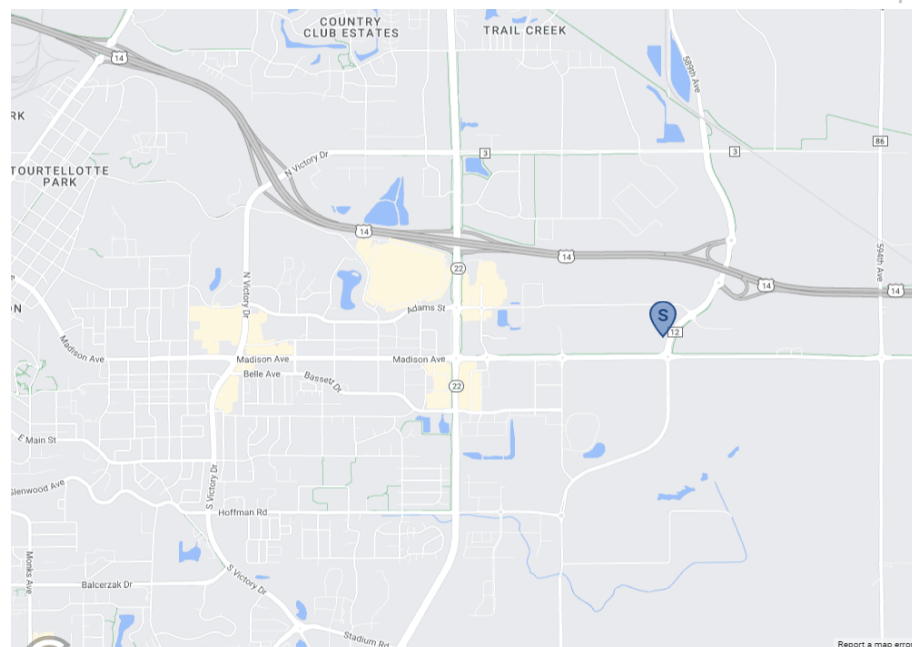
Looking ahead, there is potential for further development in the vicinity, with a future residential development slated for medium density to the southeast of the subject property. This planned expansion is expected to contribute positively to the overall area.

The 16.93-acre parcel offers flexibility for development, including the potential to parcel into thirds. Moreover, there are build-to-suit options available, allowing for customization based on specific requirements. With its strategic location, accessibility, and the surrounding growth, this parcel presents a valuable opportunity for investors and developers alike.

Regional Map



Locator Map





02 Property Description  
Property Images





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