

# FOR SALE

## Assumable 4% Loan Through May 2027

400 Cherry Street West, Kasota, MN 56050



Discover the exceptional opportunity at 400 Cherry Street West—a prime acquisition with a 4% assumable loan, and a clear span building with remarkable potential, perfectly positioned between Mankato and St. Peter. This facility boasts seven drive-ins, six docks—three of which were newly added in 2023—and nine overhead cranes spanning the entire building length. Currently, there is a signed lease starting in May 2025 to a national credit tenant with deep local roots on a NNN lease. Additionally, the site features direct rail access, enhancing its strategic appeal.

### Property Features

- 89,000 total square foot building - 80,000 industrial and 9,000 office
- 6 dock doors (3 with levelers); 7 drive-in doors; 28' clear height
- Outdoor storage
- 10.58 acres - ample room for future expansion
- Easy access to Highway 169
- Sale price \$5,495,000 with a 4% assumable loan
- 2023 taxes \$38,752

### Contact Us

**TONY ROSSATO**

Brokerage Services



651.621.2507

[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services



651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**ERIC DUEHOLM**

Partner



651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

Full Property Information at:  
[400cherrystreet.com](http://400cherrystreet.com)



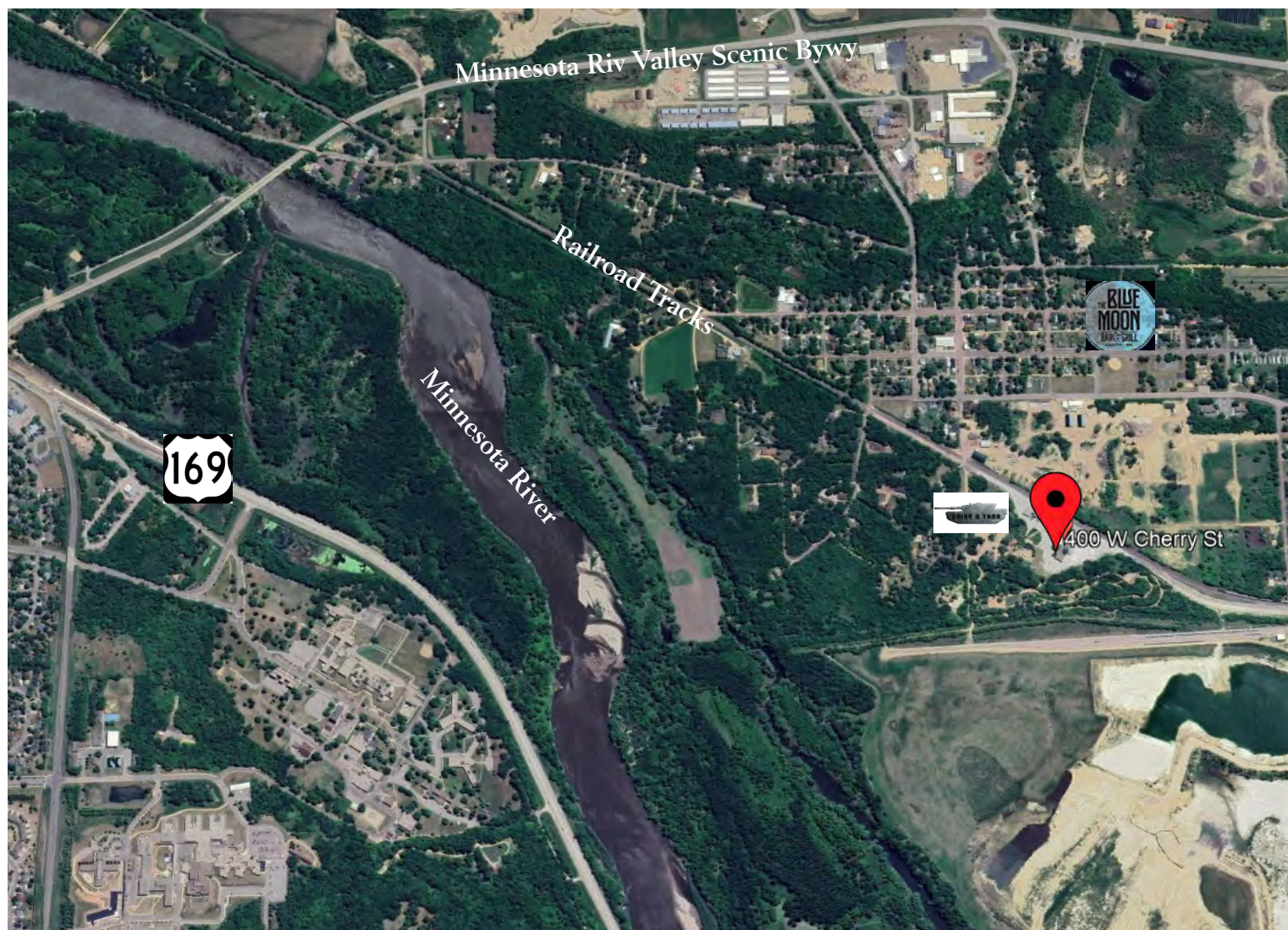
**FOR SALE**

**Assumable 4% Loan Through May 2027**

**400 Cherry Street West, Kasota, MN 56050**



## Area Map



Minneapolis - St. Paul International Airport 68 miles



Downtown Minneapolis 72 miles



Downtown Saint Paul 78 miles

TONY ROSSATO  
Brokerage Services

651.621.2507  
[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

BEN BRUNO  
Brokerage Services

651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

ERIC DUEHOLM  
Partner

651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**Full Property Information at:**  
**[400cherrystreet.com](http://400cherrystreet.com)**

**FOR SALE**

**Assumable 4% Loan Through May 2027**

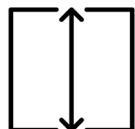
**400 Cherry Street West, Kasota, MN 56050**



## Floor Plan



89,000 square feet



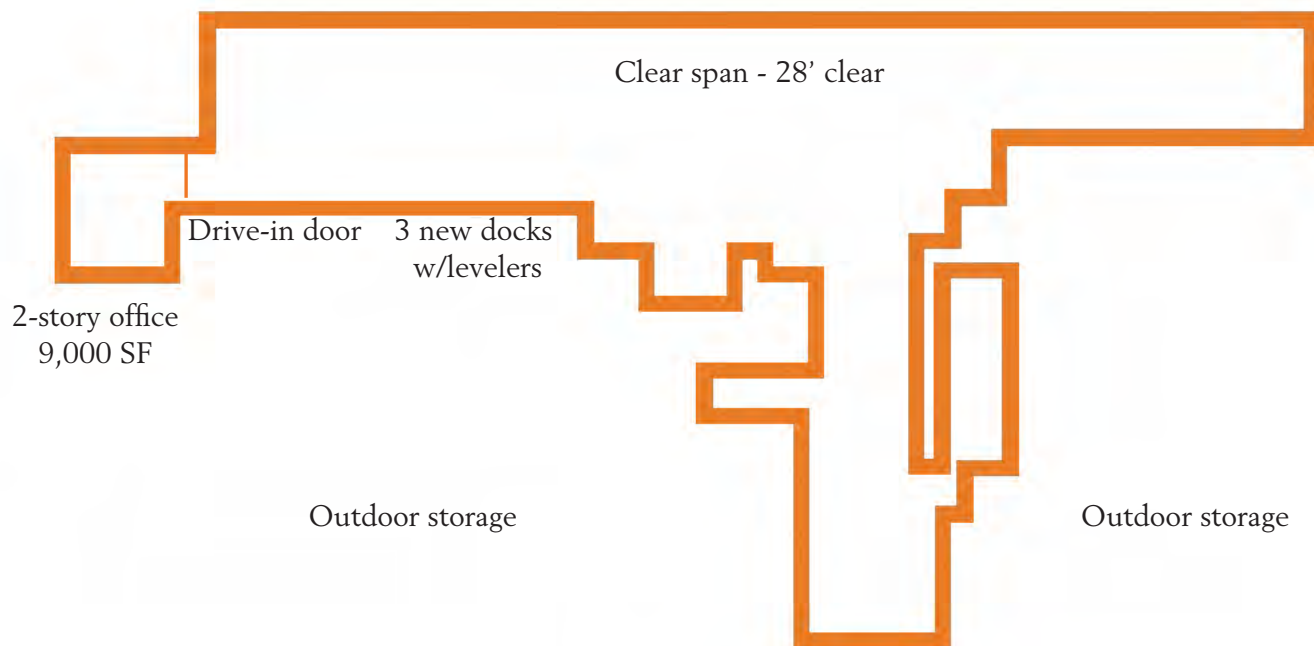
28' clear height



6 dock doors



7 drive-in doors



TONY ROSSATO  
Brokerage Services  
651.621.2507  
[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

BEN BRUNO  
Brokerage Services  
651.621.2563  
[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

ERIC DUEHOLM  
Partner  
651.621.2550  
[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

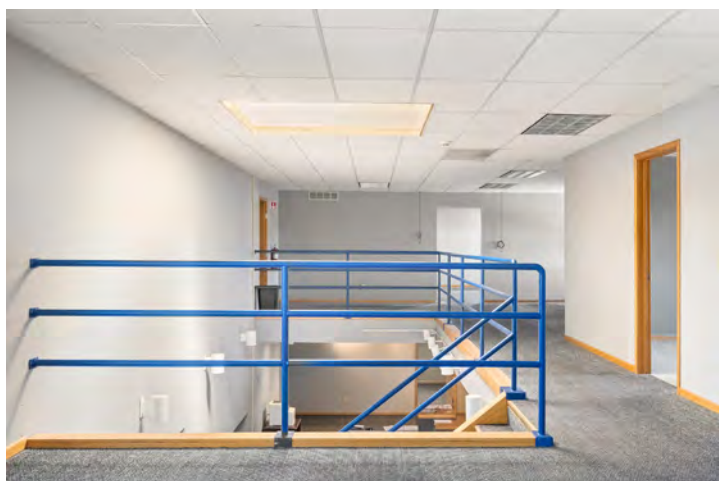
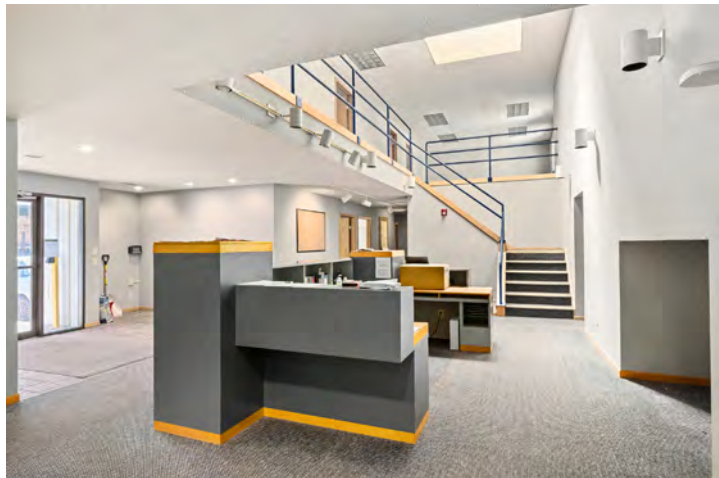
**Full Property Information at:**  
**[400cherrystreet.com](http://400cherrystreet.com)**



**FOR SALE**

**Assumable 4% Loan Through May 2027**

**400 Cherry Street West, Kasota, MN 56050**



**TONY ROSSATO**

Brokerage Services

651.621.2507

[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services

651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**ERIC DUEHOLM**

Partner

651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**Full Property Information at:**  
**[400cherrystreet.com](http://400cherrystreet.com)**



**FOR SALE**

**Assumable 4% Loan Through May 2027**

**400 Cherry Street West, Kasota, MN 56050**



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

**TONY ROSSATO**

Brokerage Services

651.621.2507

[tony@terracegrouppllc.com](mailto:tony@terracegrouppllc.com)

**BEN BRUNO**

Brokerage Services

651.621.2563

[ben@terracegrouppllc.com](mailto:ben@terracegrouppllc.com)

**ERIC DUEHOLM**

Partner

651.621.2550

[eric@terracegrouppllc.com](mailto:eric@terracegrouppllc.com)

**Full Property Information at:**  
**[400cherrystreet.com](http://400cherrystreet.com)**