



**FOR  
SALE**

**400 CHERRY  
STREET WEST  
KASOTA, MN**

**INDUSTRIAL INVESTMENT PROPERTY  
100% OCCUPIED WITH CREDIT TENANT**

**EXCELLENT 1031 OPPORTUNITY**

**ASSUMABLE FINANCING  
FOR QUALIFIED BUYER**

**10.58 ACRES**



**TRILLIUM**  
COMMERCIAL REALTY

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# 400 Cherry Street West, Kasota, Minnesota

## Le Suer County

### Property Overview

400 Cherry Street West brings to the market an incredible opportunity to acquire a clear span building with significant upside, strategically situated between Mankato and St. Peter. This building offers seven drive-ins, six docks, including three installed in 2023, and nine overhead cranes that run the entire length of the building. The property is occupied by a single tenant on a NNN lease with strong ties to the area. The building sits on over 10 ½ acres, allowing the tenant or a potential owner/user the ability to expand. The site also includes direct rail access.

### Property Features

- Tenant investment of over \$200k in building
- Outdoor storage
- Parcel accommodates building expansion
- 9 overhead cranes
- 3 new docks with levelers
- 600 ft x 75 ft clear span
- 50 amp services throughout
- Rail access

### Property Information

<b>List Price</b>	\$5,495,000	<b>Electrical</b>	2000A service
<b>Price / SF</b>	\$61.74	<b>PID</b>	18.450.0020
<b>Lease Rate</b>	\$4 SF / yr (NNN)	<b>2023 Taxes</b>	\$38,752
<b>Property Type</b>	Industrial	<b>Year Built</b>	1986
<b>Property Subtype</b>	Warehouse / Distribution		
<b>Loading</b>	6 docks (3 with levelers) 7 drive-in doors		
<b>Clear Height</b>	28'		
<b>Building Size</b>	80,000 SF industrial 9,000 SF office <b>89,000 SF total</b>		
<b>Lot Size</b>	10.58 acres		

### Contact

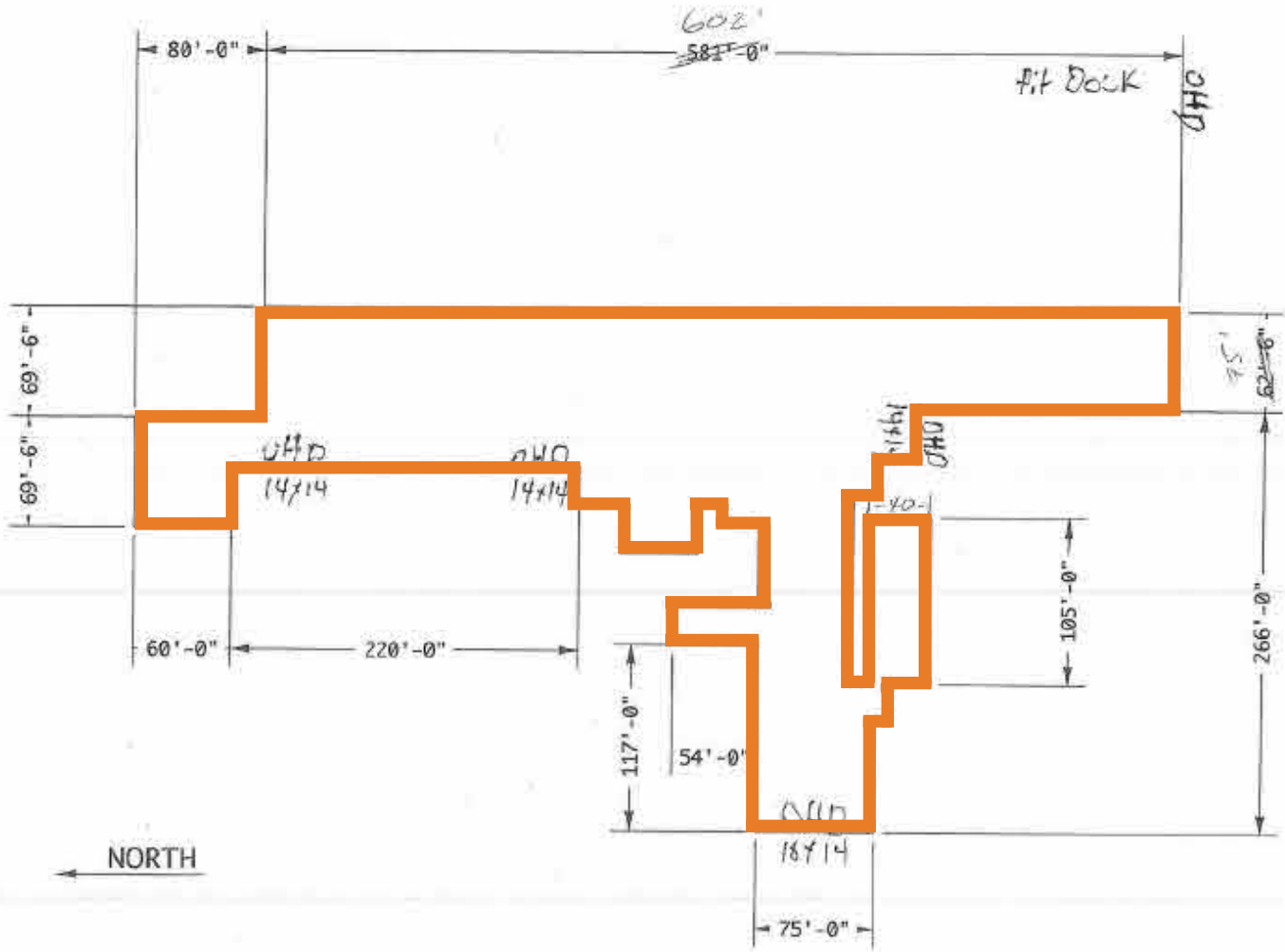
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# PARCEL OUTLINE



# LAYOUT





**GALLERY**





# GALLERY





# GALLERY



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