

# For Lease or Sale

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## 3310 MN-20 Cannon Falls, MN 55009

### Light Manufacturing/Distribution Center Available for Lease or Sale

- 76,800 SF building
- 11.77 acre site size
- 6 docks and 1 drive-in
- 18' – 23'6" clear height
- Lease Available November 1st, 2025

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# For Lease or Sale

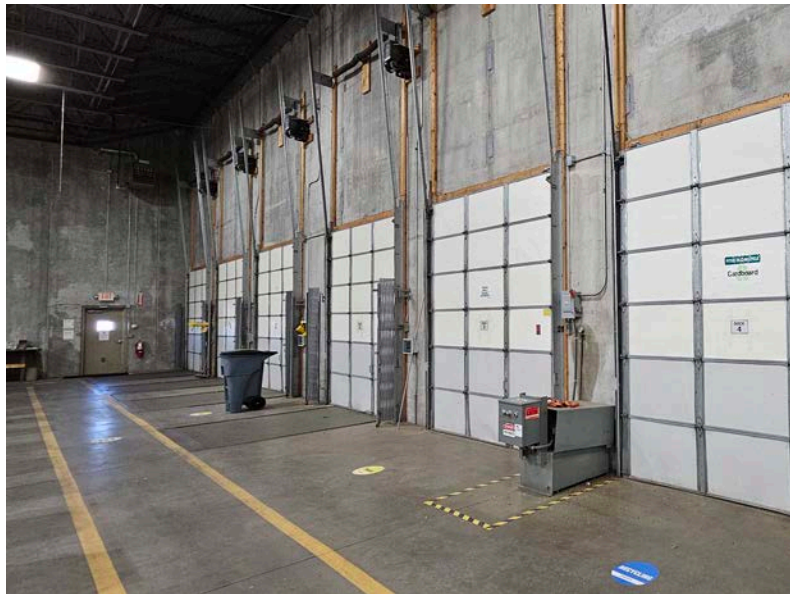
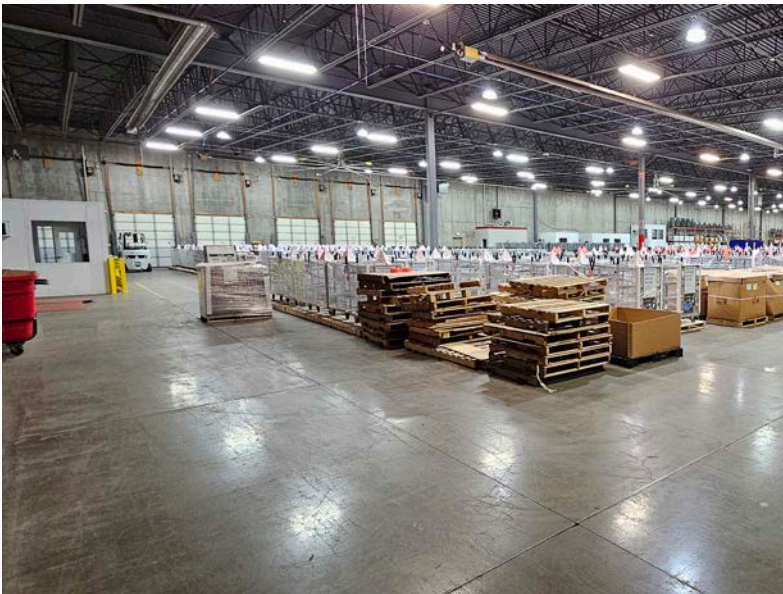
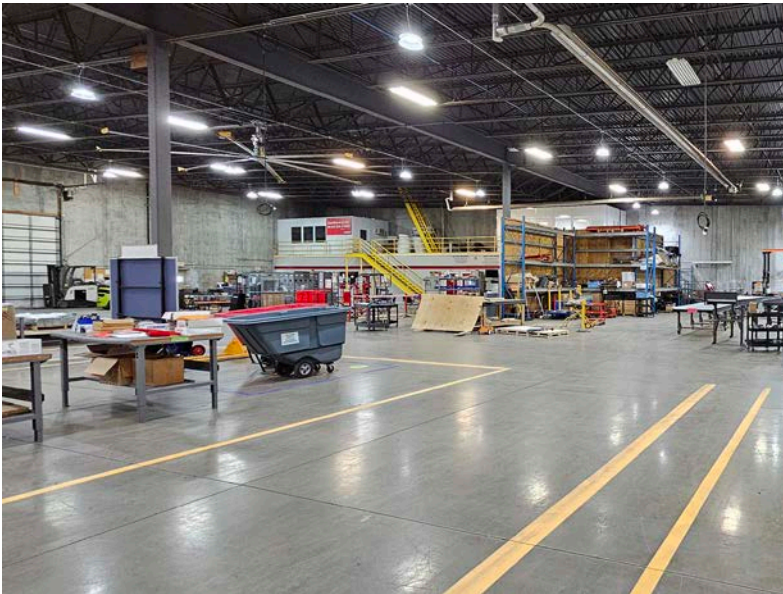
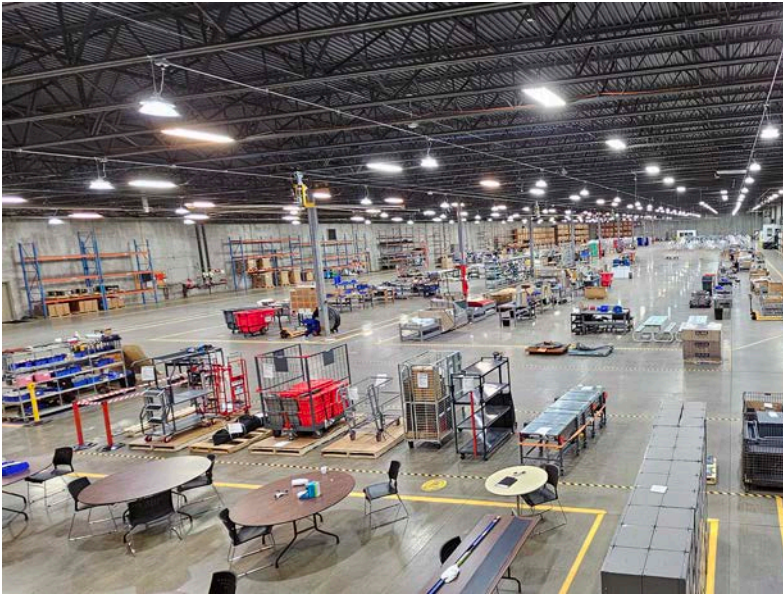
## Property Highlights

Address:	3310 MN-20, Cannon Falls, MN	
Building SF:	76,800 SF	
Site Size:	11.77 acres	
Loading:	6 loading docks with levelers 1 14' drive-in	
Year Built:	2002	
Clear Height:	18' eave 23'6" peak	
Construction:	Concrete tilt-up	
Building Dimensions:	160' x 480'	
Power:	3x 1,600 amps, 480 volt, 3-phase	
Floors:	Est. 6" reinforced concrete with drains	
Heating:	Radiant	
Sprinklered:	Fully sprinklered, wet system	
Lighting:	High-efficiency T8 lights, motion sensed	
Utilities:	Sewer & Water	City of Cannon Falls
	Electric	Dakota Electric
	Gas	Minnesota Energy
PID:	52.110.0110	
Sale Price:	\$6,100,000 (\$79.43 PSF)	
Lease Rates (NNN):	\$5.50 PSF - Available November 1st, 2025	





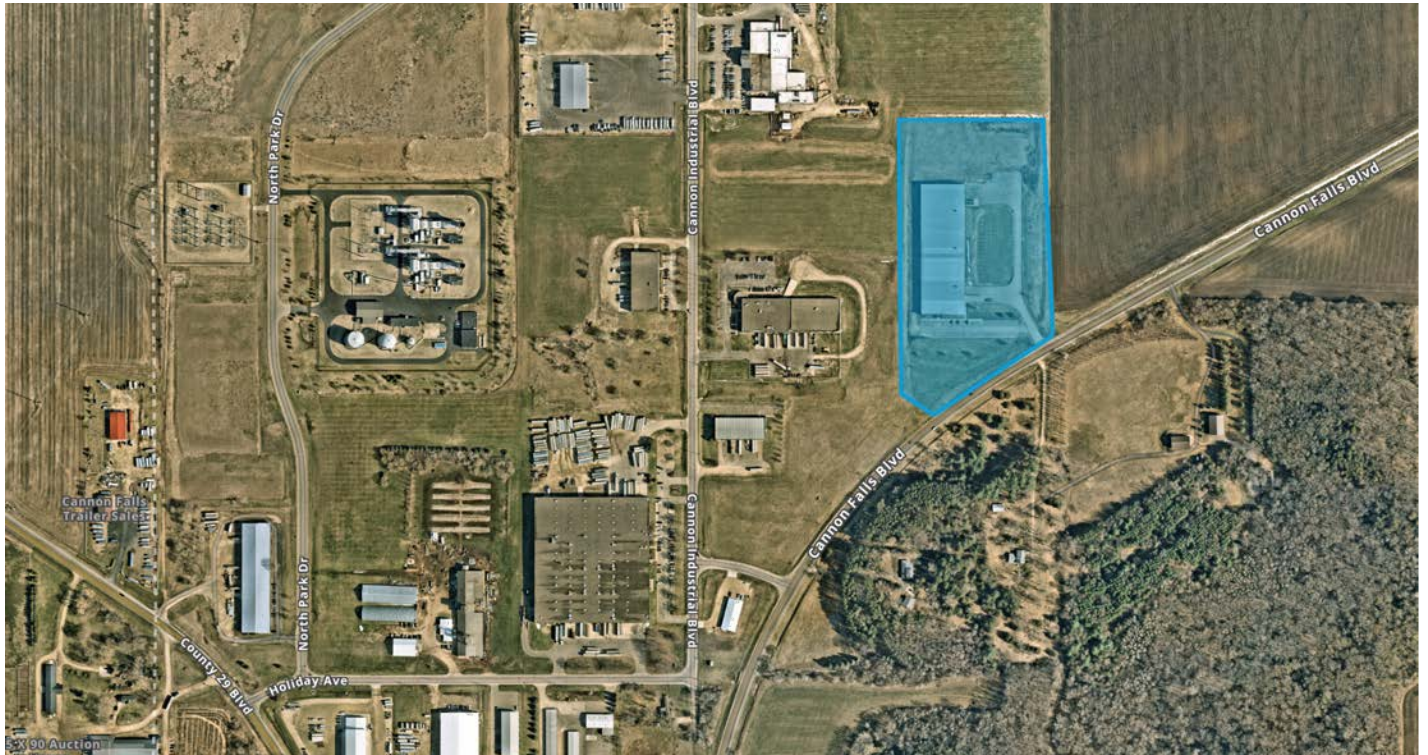
# Property Photos





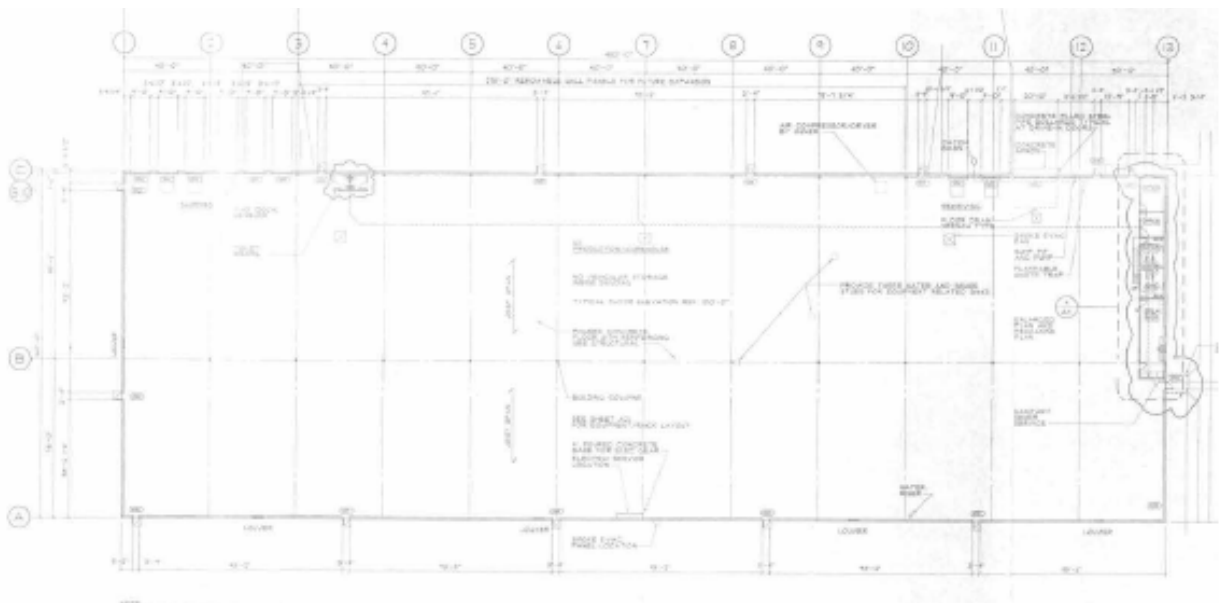
# Property Drawings

## Aerial



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## Floor Plan



# Location Overview

## Goodhue County



Population

48,330 (2024)



Workforce

65% of population  
between ages 19-75



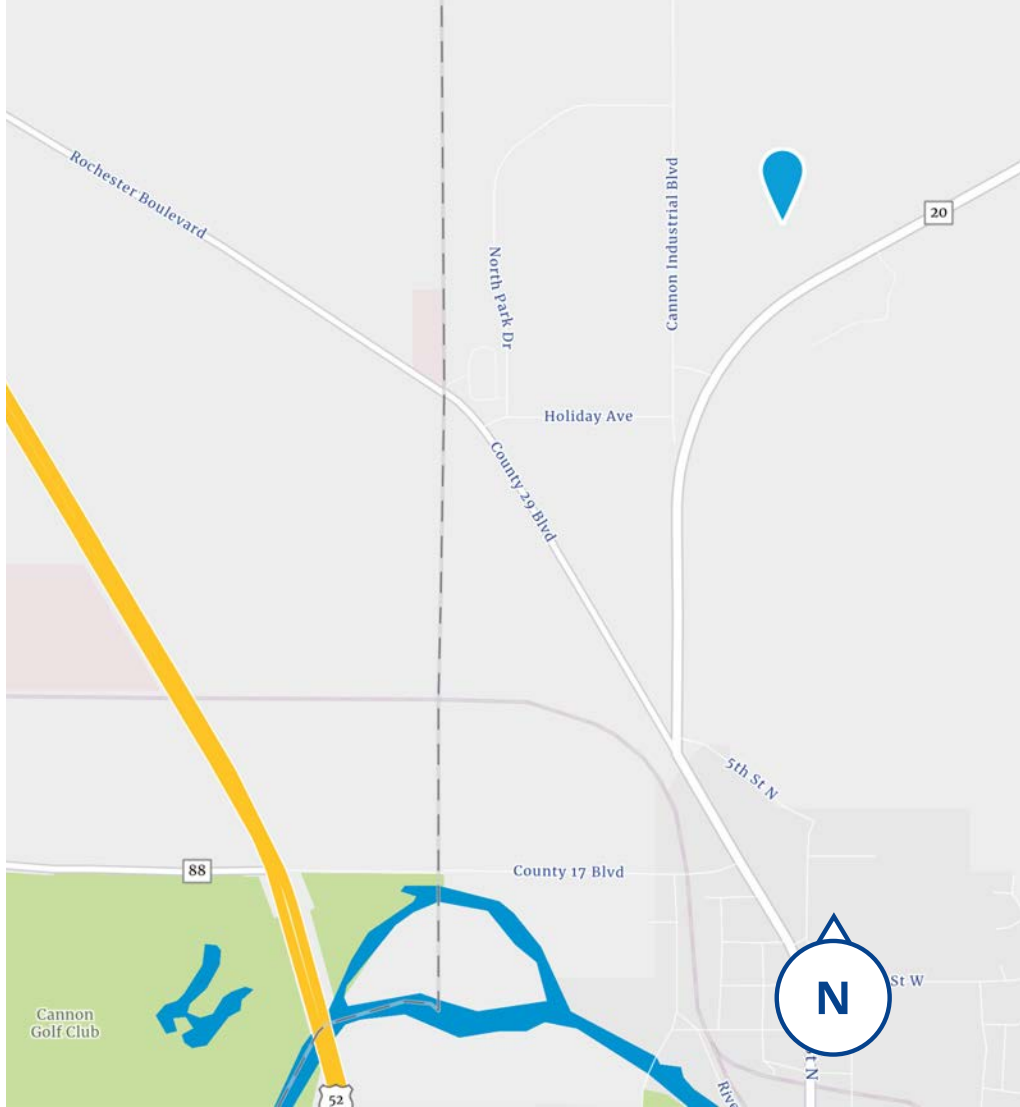
Median  
Household  
Income

\$85,282 (2024)



Businesses

1,976 (2024)



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