

NEW INDUSTRIAL FLEX

FOR LEASE



Victory Drive Development

2351 N. Victory Drive
Mankato, MN 56001

CONTACT

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PROPERTY SUMMARY

Property Description:

Newly developed 50,000 SF Industrial/Flex property is available for lease in Mankato, MN. 25,000 total SF in increments of 5,000 SF bays are available for Lease. Each 5,000 SF suite comes with 1,000 SF vanilla shell with bathroom rough ins, office area, 4,000 SF of warehouse space, plus a loading dock and drive-in with each suite.



Property Highlights:

- First generation Industrial/Flex property
- Centrally located, superior visibility, easy access
- Flexible space (showroom/office/warehouse)
- Suites can be expanded in 5,000 SF increments
- Ample parking, signage capabilities and loading dock and drive-in
- Current tenants Rice Companies, St. Cloud Refrigeration and AirGas USA

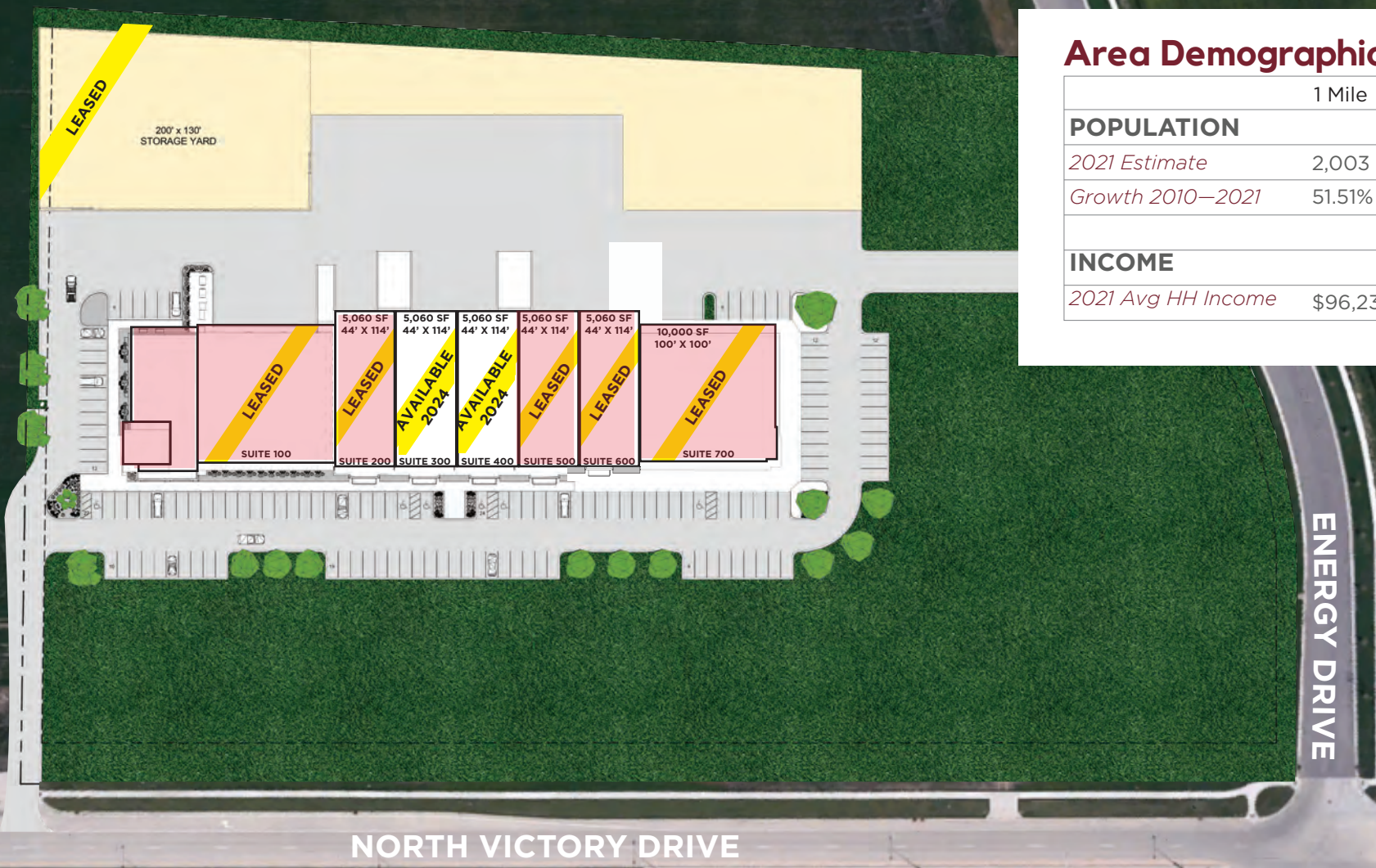


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Area Demographics:

	1 Mile	3 Miles	5 Miles
POPULATION			
<i>2021 Estimate</i>	2,003	22,100	57,184
<i>Growth 2010–2021</i>	51.51%	17.17%	8.75%
INCOME			
<i>2021 Avg HH Income</i>	\$96,238	\$74,049	\$72,013

NORTH VICTORY DRIVE

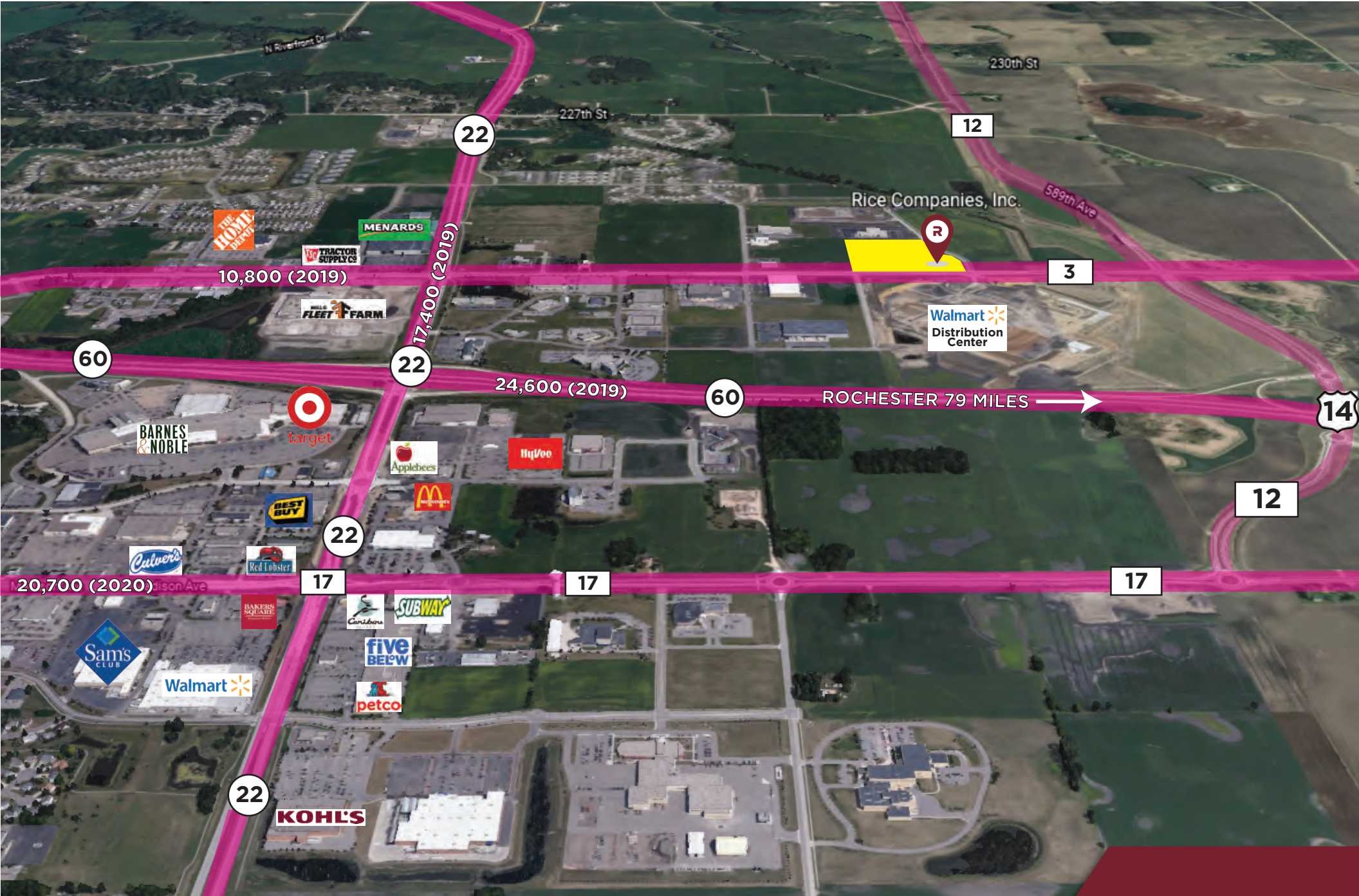
ENERGY DRIVE

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PROPERTY SUMMARY



Suite Characteristics:

- 1,000 SF office - 4,060 SF warehouse
- Office area comes with signage space
- Vanilla finish/allowances pending lease term
- Warehouse area - 18' clear height, one dock with leveler, separate drive in door, heated warehouse and floor drains
- 25,000 SF total available, leased in 5,000 SF increments

Building and Mechanical Systems:

- Steel frame
- Heating system and forced air in office area
- Gas - warehouse
- Electrical - 3 phase
- Lighting - LED
- Fully sprinkled

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