



SMALL INDUSTRIAL/FLEX SUITE FOR LEASE

Dundas Mixed-Use Center

*396 Schilling Dr N
Dundas, MN 55019*

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PROPERTY HIGHLIGHTS

OVERVIEW

- Low Real Estate Taxes & CAM
- ± 2,200 SF Industrial Suite Located in the Back Corner of Property
- 2 Dock Doors
- Competitive Rent
- Flexible Space Use
- Highway Visibility & Accessibility
- Next to Menards and Kwik Trip
- Cotenants: Crossfit 507, AT&T, Natreum, Fresenius Medical Care, Elisa Pho Vietnamese Restaurant, etc.

PROPERTY DESCRIPTION

This site in Dundas, MN boasts flexible space configurations to suit any of your business's needs. The last remaining suite is best suited for industrial use but may be modified for retail or office.

The site is conveniently located off Highway 3, and the only road access to the next-door Menards would be a great location for a variety of businesses looking to attract customers, The property is easily visible from the road, with monument and building signage available.



PROPERTY DETAILS

| | |
|-------------------|-------------------------|
| Lease Rate | \$7.50 SF/YR NNN |
|-------------------|-------------------------|

LOCATION INFORMATION

| | |
|-------------------------|-------------------------------|
| Building Name | Dundas Mixed Use Strip Center |
| Street Address | 396 Schilling Dr N |
| Suite | Warehouse Suite (#100A) |
| City, State, Zip | Dundas, MN 55019 |
| County | Rice |
| Market | Southern Minnesota |
| Sub-market | Northfield |
| Cross-Streets | Schilling Dr & Hester St |
| Market Type | Small |
| Nearest Highway | Highway 3 |

BUILDING INFORMATION

| | |
|-------------------------------|----------------------------------|
| Building Size | ± 19,598 SF |
| Available Space | ± 2,200 SF |
| Tenancy | Multiple |
| Ceiling Height | 14 ft |
| Minimum Ceiling Height | 12 ft |
| Number of Floors | 1 |
| Year Built Renovated | 2001 Exterior Renovations 2025 |

PROPERTY INFORMATION

| | |
|-------------------------------|---|
| Property Type | Industrial |
| Zoning | 3A - Commercial/Industrial/Public Utility |
| Lot Size | ± 1.33 Acres |
| APN # | 1714226007 |
| Lot Frontage | ± 250 ft |
| Lot Depth | ± 260 ft |
| Corner Property | Yes |
| Traffic Count | ± 9,700 VPD |
| Traffic Count Street | Schilling Dr N |
| Traffic Count Frontage | ± 250 ft |
| Power | Heavy |
| Rail Access | No |

PARKING & TRANSPORTATION

| | |
|---------------------------------|---------|
| Street Parking | Yes |
| Parking Type | Surface |
| Number of Parking Spaces | 44 |

UTILITIES & AMENITIES

| | |
|--------------------------|-------------------|
| Central HVAC | No |
| Power Description | 2 Phase & 3 Phase |

LEASE SPACES



LEASE INFORMATION

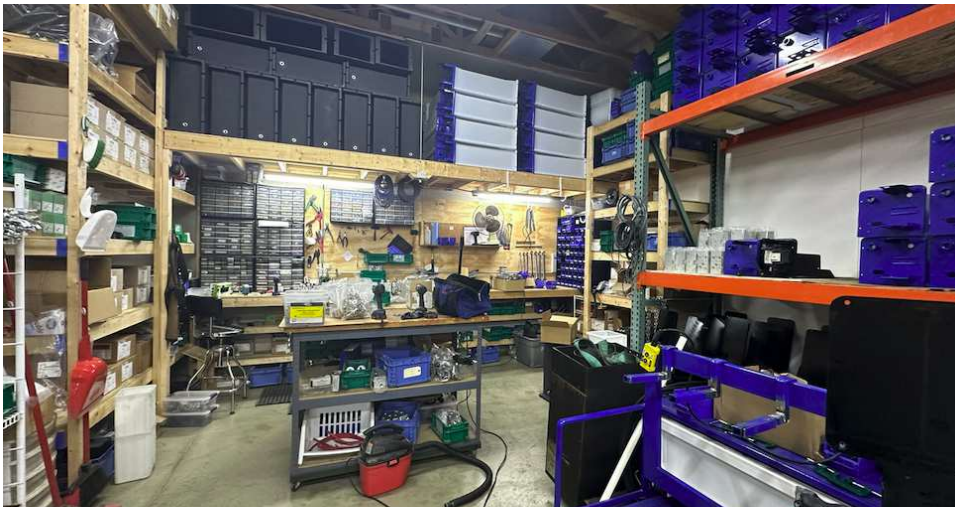
| | |
|---------------------|------------|
| Lease Type: | NNN |
| Total Space: | ± 2,200 SF |

| | |
|--------------------|------------------|
| Lease Term: | 60+ Months |
| Lease Rate: | \$7.50/SF/YR NNN |

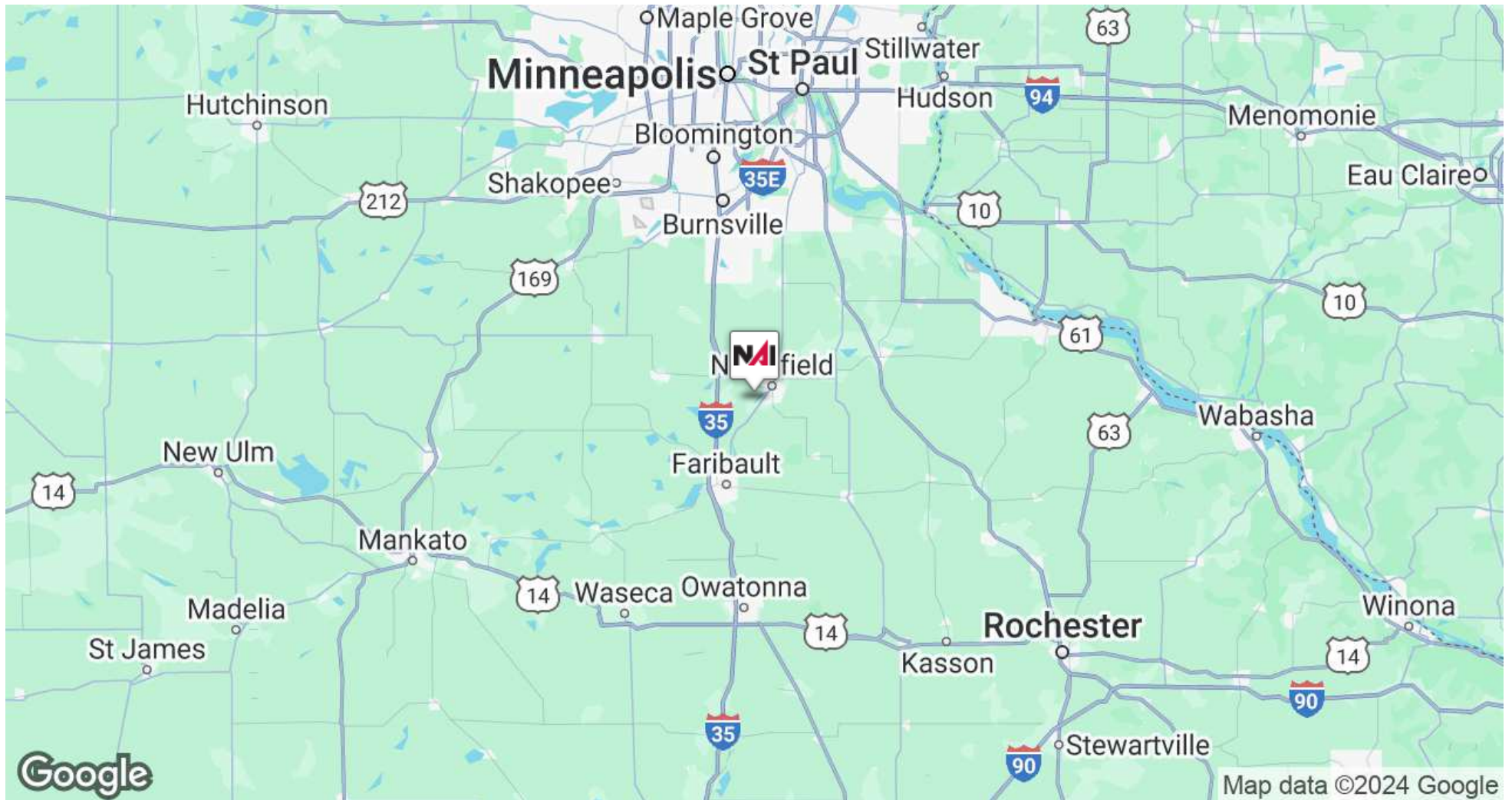
Co-Tenants:

- Suite 100A:** Vacant
- Suite 100:** AT&T
- Suite 200:** Crossfit 507
- Suite 300:** Natreum
- Suite 400:** Fresenius
- Suite 500:** Elisa Pho Vietnamese Restaurant

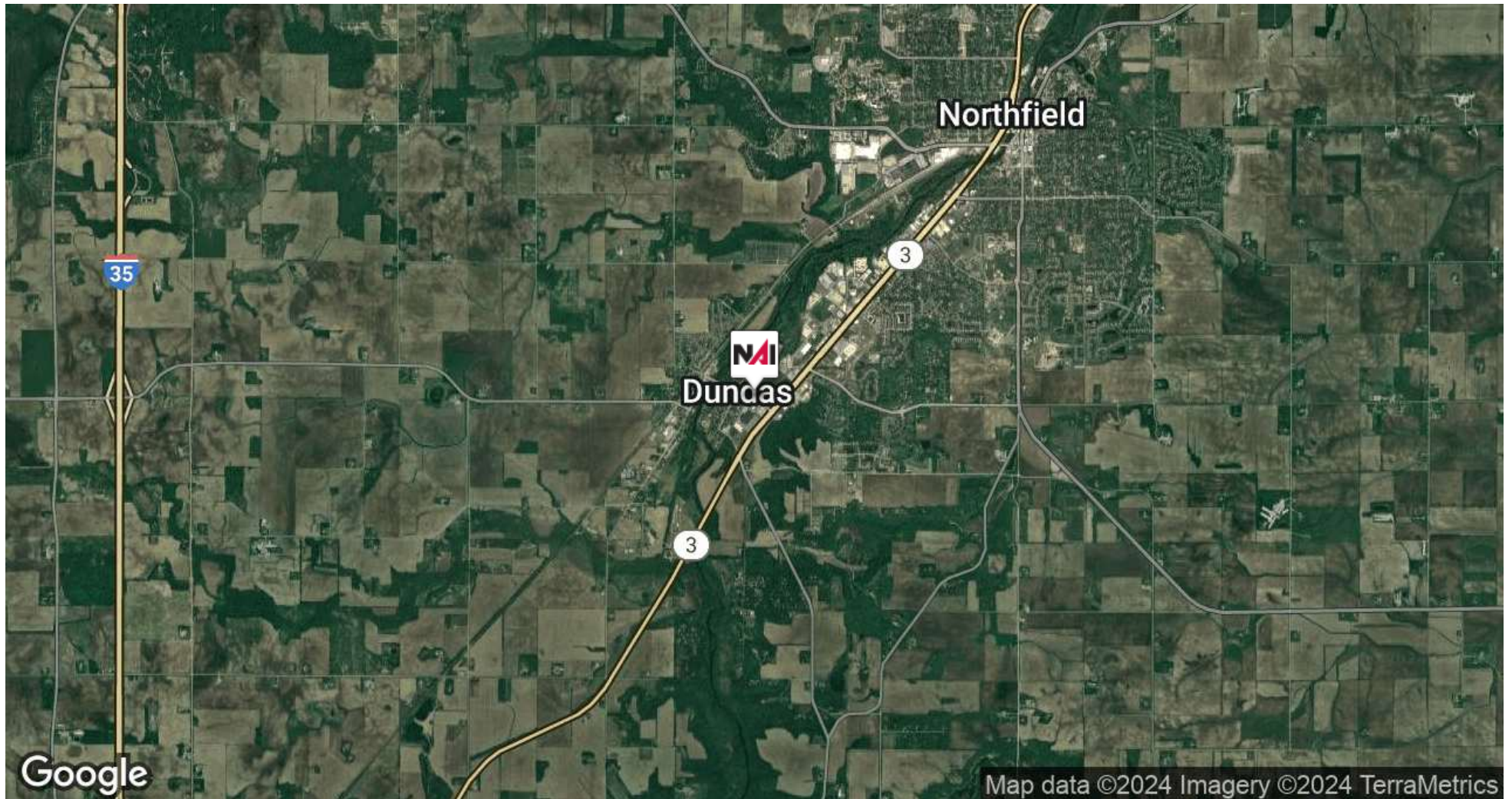
ADDITIONAL
PHOTOS



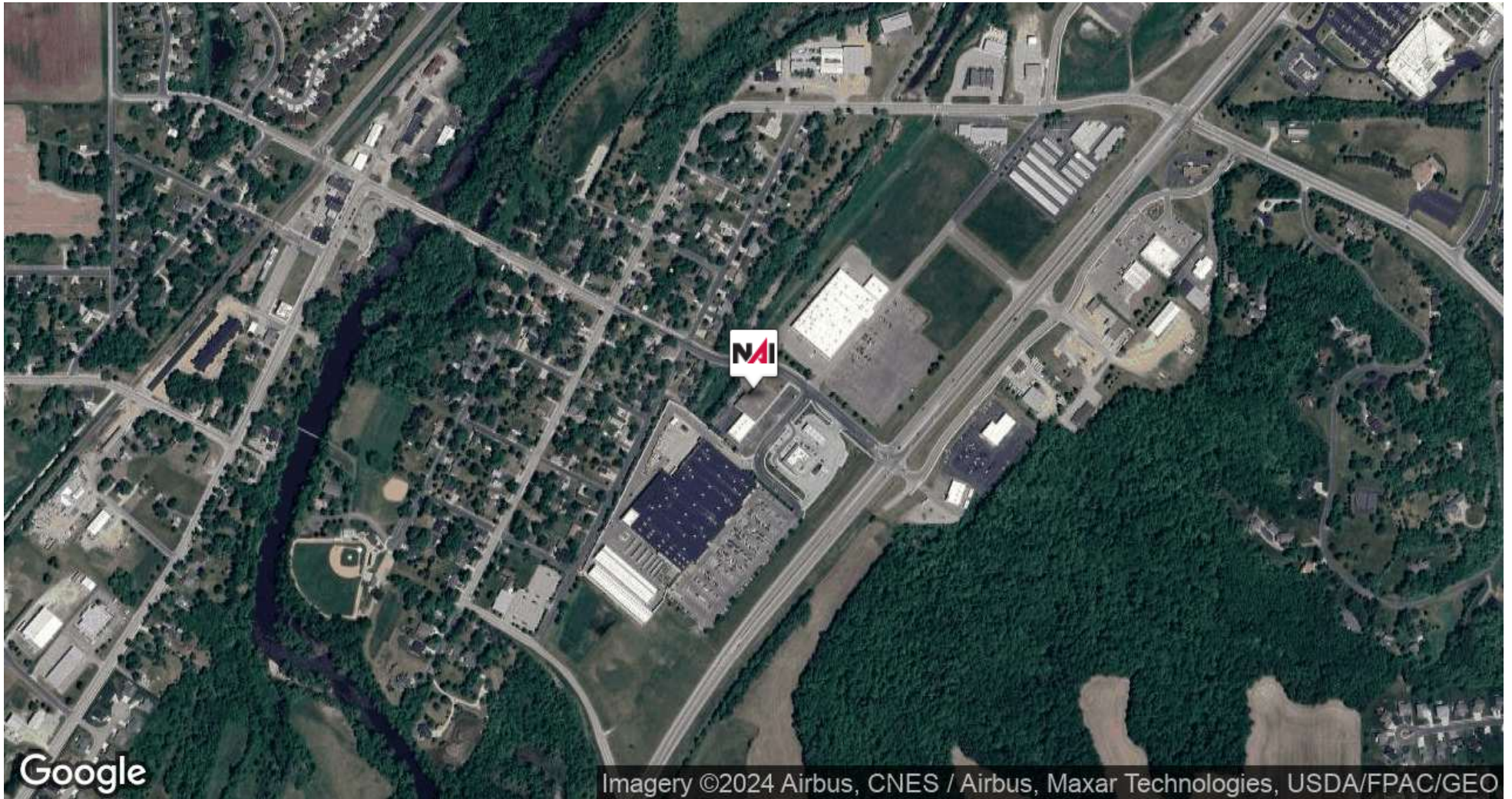
REGIONAL
MAP



LOCATION
MAP



AERIAL
MAP

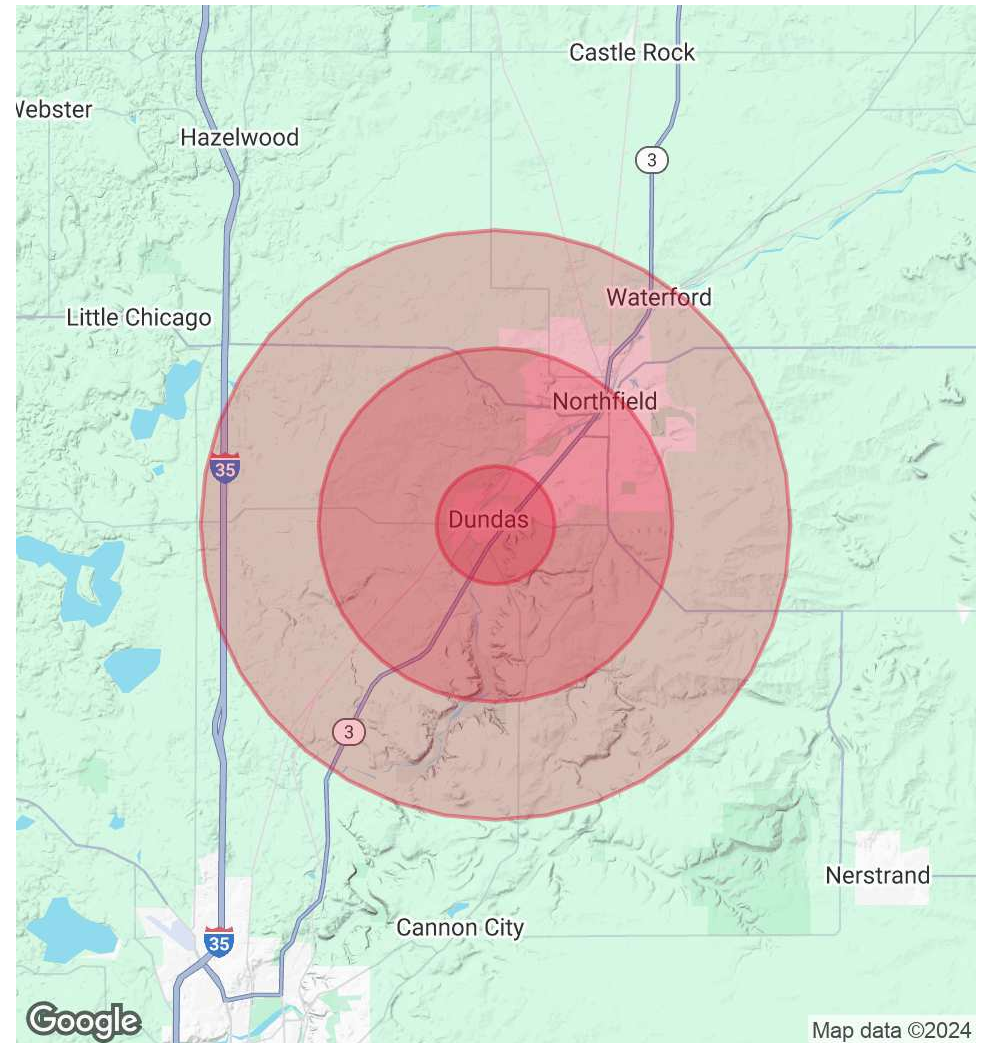


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 1,206 | 16,364 | 24,293 |
| Average Age | 39.3 | 38.7 | 38.1 |
| Average Age (Male) | 40.0 | 37.5 | 36.9 |
| Average Age (Female) | 39.3 | 39.8 | 39.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 490 | 5,554 | 8,202 |
| # of Persons per HH | 2.5 | 2.9 | 3.0 |
| Average HH Income | \$87,994 | \$84,295 | \$87,053 |
| Average House Value | \$223,932 | \$231,964 | \$243,605 |

2020 American Community Survey (ACS)





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