



ELEVATE 22

1021 Elevate Lane, Mankato, MN 56001



VIDEO

PROPERTY DESCRIPTION

New Modern office warehousing . You will elevate your business at this location.

PROPERTY HIGHLIGHTS

- Great road access
- Growth potential
- some outside storage

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	25,000 SF
Lot Size:	1.65 Acres
Building Size:	32,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	1,700	4,132
Total Population	1,092	3,500	8,989
Average HH Income	\$58,384	\$54,161	\$57,812

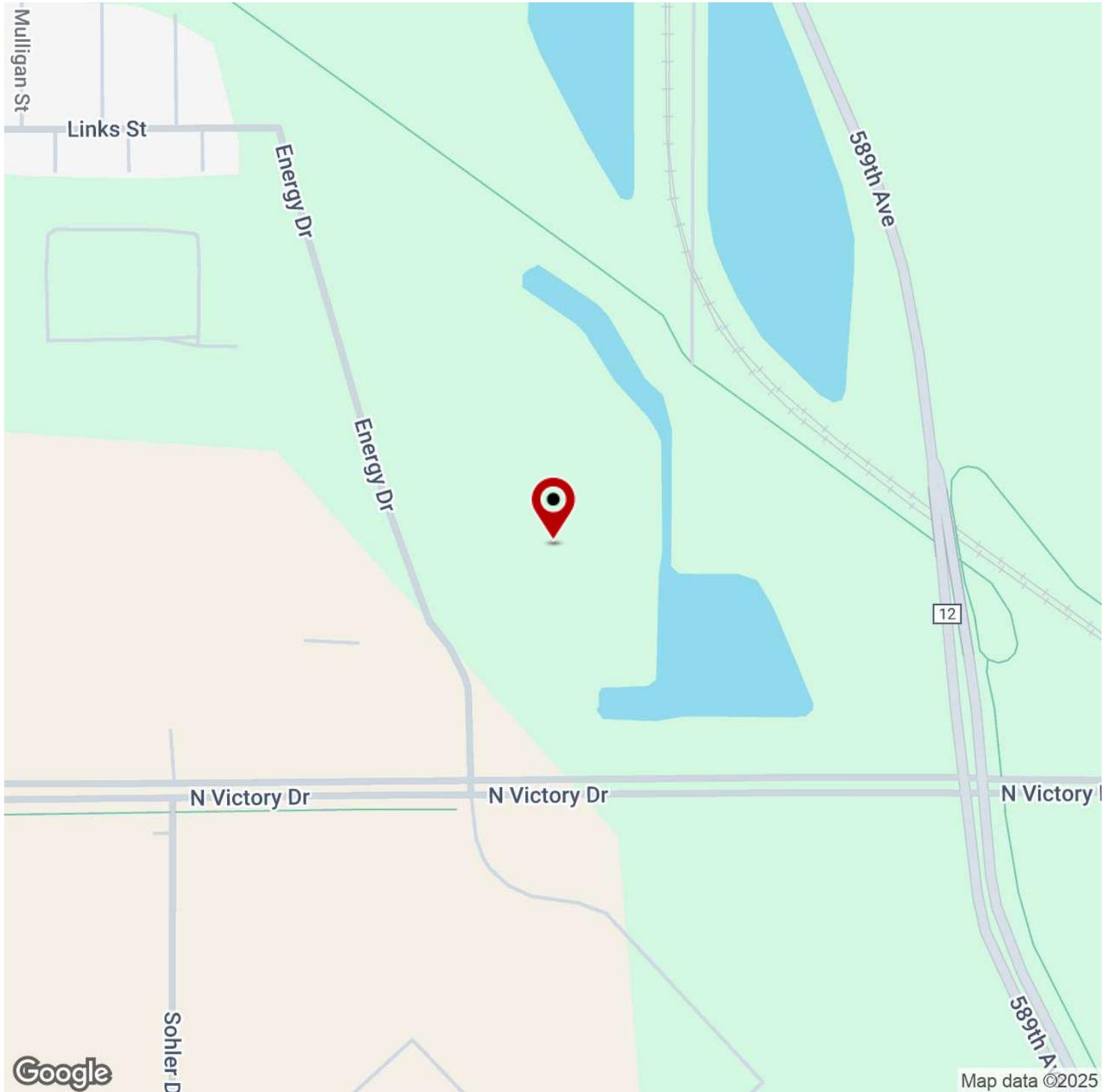
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

ELEVATE 22

1021 Elevate Lane, Mankato, MN 56001



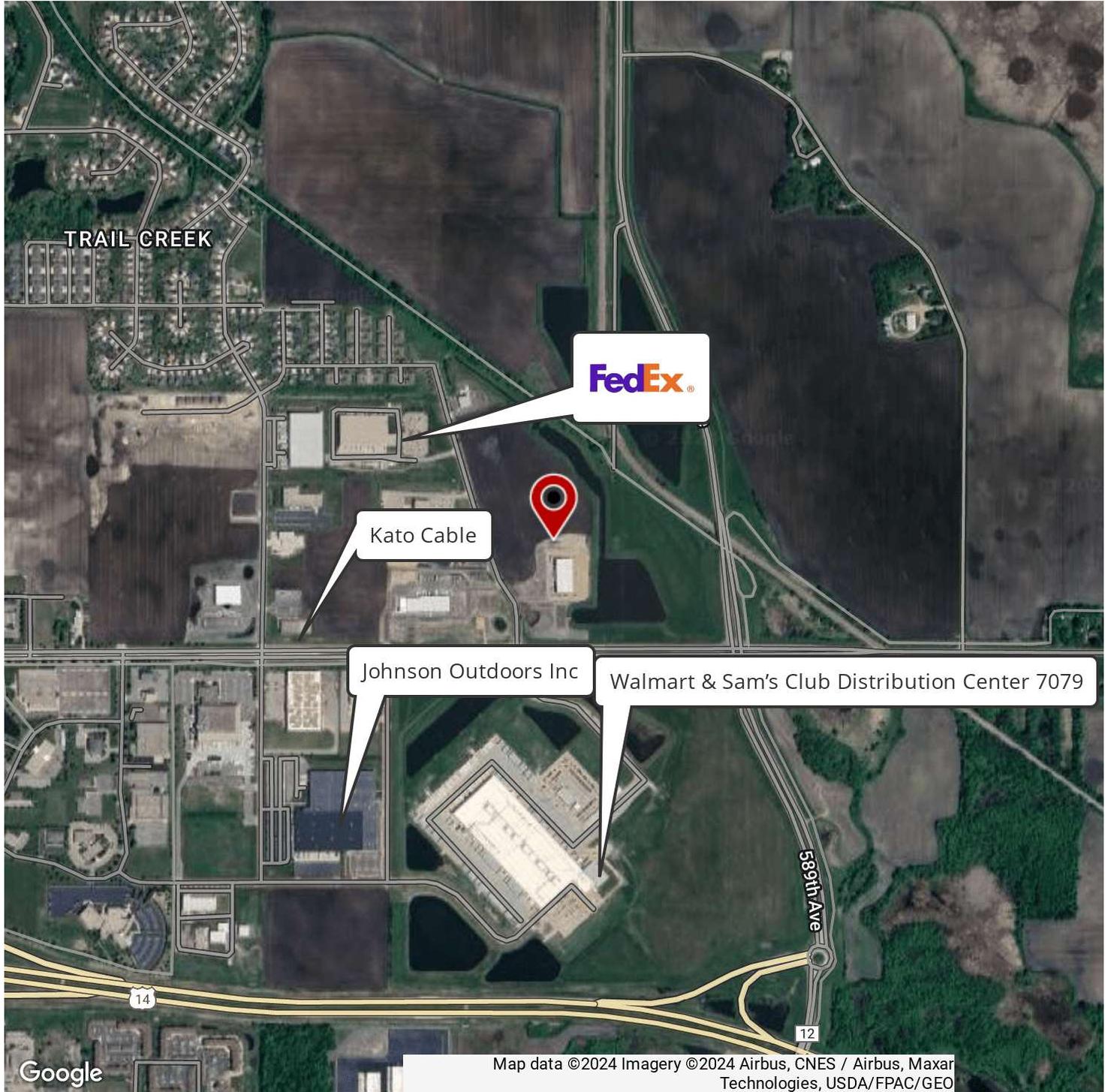
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

ELEVATE 22

1021 Elevate Lane, Mankato, MN 56001



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

INDUSTRIAL FOR LEASE

ELEVATE 22

1021 Elevate Lane, Mankato, MN 56001



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

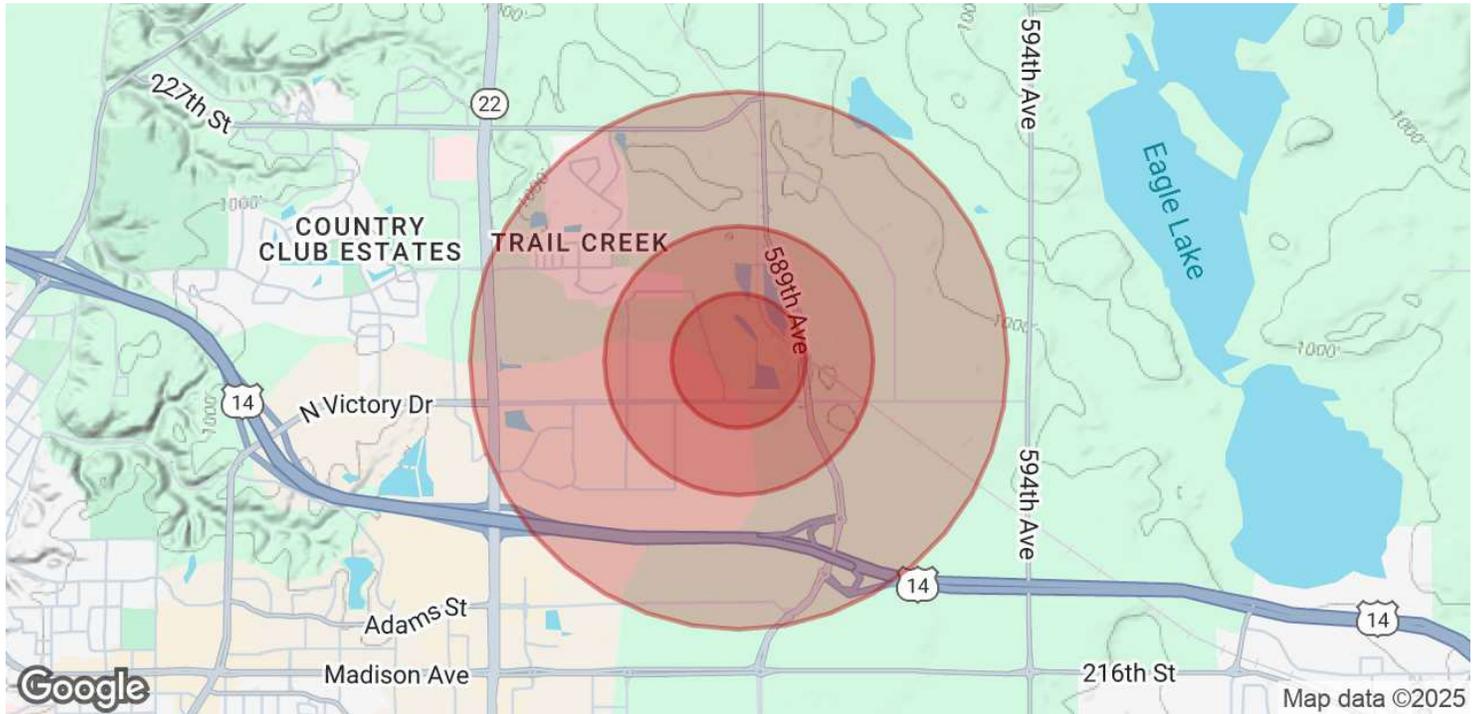
JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

Each Office Independently Owned and Operated fullsailcre.com

ELEVATE 22

1021 Elevate Lane, Mankato, MN 56001



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,092	3,500	8,989
Average Age	29.9	29.9	31.8
Average Age (Male)	26.9	27.2	28.4
Average Age (Female)	33.3	33.7	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	537	1,700	4,132
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$58,384	\$54,161	\$57,812
Average House Value	\$154,637	\$142,800	\$148,402

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR
 Director
 O: 507.317.2353
 jhalbur@kwcommercial.com

KW COMMERCIAL
 14665 Galaxie Avenue, Suite 350
 Apple Valley, MN 55124