



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

1930 1st Street W
Blue Earth, MN 56013

150,400 SF
For Sale - Negotiable
For Lease - \$2.75/SF NNN



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**Schedule a viewing
today to explore
the possibilities!**

1930 1st Street West, Blue Earth

1930 1st Street W spans 150,400 SF on 11.29 acres, offering robust infrastructure tailored for manufacturing and logistics. Four (4) loading docks and a drive-in bay (1) support efficient operations, and the expansive light-industrial zoned site invites growth through expanded production, warehousing, or mixed-use development. Located within a thriving manufacturing corridor, this property benefits from I-90 and US-169 access, just minutes from the Blue Earth Municipal Airport—ideal for supply chain agility. The surrounding business community of nearly 300 diverse enterprises reinforces local economic synergy.

Beyond its strategic location, the city of Blue Earth offers a welcoming, small-town environment enriched by its iconic Jolly Green Giant landmark, annual Giant Days celebration, and convenient transit services. Residents enjoy affordability, a strong sense of community, and reliable local amenities. This property represents a rare combination of scale, flexibility, and regional advantage—perfect for companies seeking to establish or expand operations with room to grow.

PROPERTY HIGHLIGHTS

- 150,400 SF Production/Warehouse Space
- 4 Dock-high doors & 1 Drive-in for Seamless logistics
- Previously Electronic Manufacturing

LOCATION HIGHLIGHTS

- PID#10070040 (11.29 AC)
- Light Industrial Zoning
- Surrounded by other manufacturing corporations



ZONING | I-1 - Light Industrial

PERMITTED USES	Aircraft rental, sale, servicing manufacturing, and related activities; Antennae for radio, television, and broadcasting facilities; Art equipment supplies - manufacture; Bags, boxes and paper containers, manufacturing and storage; Bakery products, wholesale; Bottling establishments; Clothing manufacture... etc.
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*See [city zoning code](#) for complete list

ZONING	I-1; Light Industrial	WATER	2" and 6" Lines running into the facility, 10" line feeding the two located on the South Side of the property. Supplied by Blue Earth Light and Water
PROPERTY USE	Electronic Manufacturing	SEWER	Supplied by City of Blue Earth
YEAR BUILT	Originally built in 1967 with multiple additions. *See Floor Plan	GAS	Supplied by BEVCOMM
FLOORS	Single-story	FIBER OPTIC	Connected
PROPERTY ACCESS		POWER	3 Services. Supplied by Blue Earth Light and Water.
Nearby HWY	HWY 169 (2 miles)	KVA	1000KVA
Nearby Airport	Blue Earth Municipal Airport (5.3 miles)	Volts	277/480
PARKING	Paved	Phase	3-phase
AVAILABLE	150,400 SF	FLOOR LOAD	4" Rebar, reinforced
LOT SIZE	11.29 Acres	FIRE PROTECTION	ESFR
BUILDING IMAGE		HEATING	Boilers, Force-air
Building Materials	Metal Fabrication	COLUMN SPACING	23'L by 39'W
Signage	On building	DRIVE-INS	1 total - 10'x10'
Roof	Metal	DOCKS	4 total
CEILING HEIGHT		Docks	8'x8' - 2 docks are covered
Office	7'10"	Dolly Pads	4 total
Warehouse/ Production	12'-15'	RESTROOMS	Men (3)- Stalls (5), Urinals (3) Women (3) - Stalls (17)



