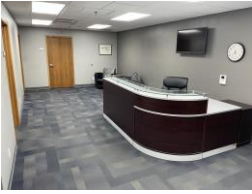


# FOR LEASE 5752 INDUSTRIAL PARK RD. WINONA, MN.

Prime Manufacturing  
&  
Warehousing/Flex Space




## Property Overview:


- **Total Space:** 131,000 sq. ft. on **12.21 acres**
- **Ceiling Height:** 21' clear span
- **Loading Docks:** 10 docks
- **Facilities:** Locker rooms, Outdoor patio, Furnished Lunchroom
- **Utilities:** 200 hp Compressed dry air system, 40hp Vacuum system
- **Power:** (3)- 1600 amp feeds of 480V (3) Phase
- **Parking:** 100+ parking stalls
- **Zoning:** Heavy Industrial
- **Security:** Badge Access with security/surveillance system
- **Crane:** Rail System in place to install OH crane(s)
- **Lighting:** LED Lighting throughout building
- **Warehouse:** racking in place for 800+ skid locations

## Why Choose This Space?

- ✓ **Prime Location** in Winona's Industrial Park
- ✓ **Versatile Use** for Manufacturing/Warehousing
- ✓ **Convenient & Ample Parking**
- ✓ **Competitive Leasing Rates**

 **Managed by:** MSI Properties

 **Schedule a Tour Today!**

 **Call Tim @ (507)-458-6238**

*\*Act now to secure this premium space for your business!*