

For Sale or Lease

Manufacturing/Distribution Industrial Facility with IOS

324 Washington St W, Cannon Falls, MN 55009



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Contact Us:

Casey O'Malley

Senior Vice President

+1 320-260-6815

casey.omalley@colliers.com

Aaron Whitmore

Vice President

+1 612 963 1377

aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President

+1 952 200 6199

ethan.haglund@colliers.com

Trevor Brandvold

Associate

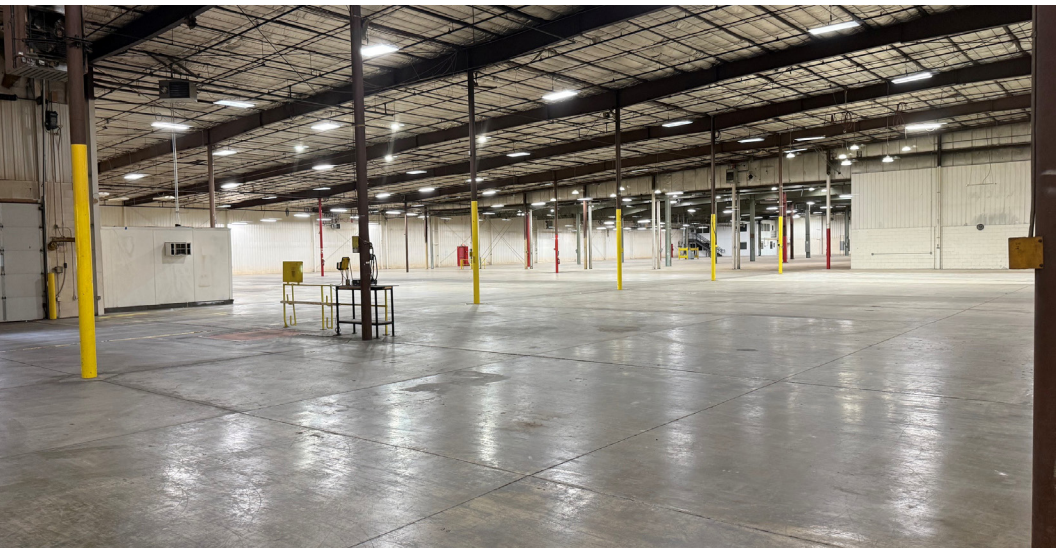
+1 612 816 4875

trevor.brandvold@colliers.com



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The Offering

Colliers is pleased to offer one of Southeast Minnesota's premier manufacturing and distribution opportunities. The property consists of approximately 225,000 SF on 14.73 acres with immediate occupancy of up to 149,536 SF. The facility features heavy electrical service, multiple loading positions, flexible manufacturing layouts, and 4.77 acres of outdoor storage, making it ideal for manufacturing, warehousing, distribution, or assembly users. Conveniently located along US Highway 52, the property provides efficient access to both the Twin Cities and Rochester labor markets while offering occupancy costs well below comparable metro locations.

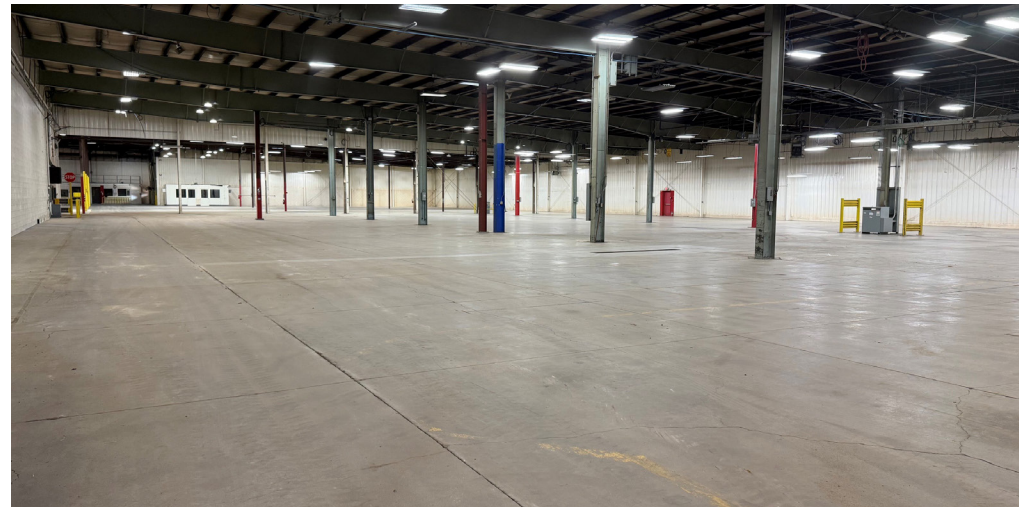
Highlights:

- Immediate occupancy of up to 149,536 SF with suites divisible to accommodate a variety of users
- Heavy manufacturing infrastructure featuring 1,200, 1,600 and 3,000 amp 277/480V electrical service
- 4.77 acres of dedicated outdoor storage available
- Strategic location just 35 minutes to Lakeville, 45 minutes to Rochester and under one hour to Minneapolis/St. Paul



Property Details

Property Address	324 Washington St W Cannon Falls, MN 55009
PID	52.500.0070
Property Type	Industrial/Warehouse
Building Size (SF)	225,000 SF
Space Available	Suite 100: 93,929 SF Suite 200: 55,607 SF
Site Size	14.73 acres
Year Built	1966 (additions in 1969, 1971, 1975, 1984, 1987, 1988)
Clear Height	14' - 24'
Fire Protection	Wet
Power	Main electrical rated at 1200-amp, 1,600-amp, and 3,000-amp 277/480-volt
Zoning	I-1: Limited Industrial
Loading	11 dock doors 5 drive-in doors
Lease Rate	\$4.75/SF NNN
Sale Price	\$8,550,000 (\$38/SF)



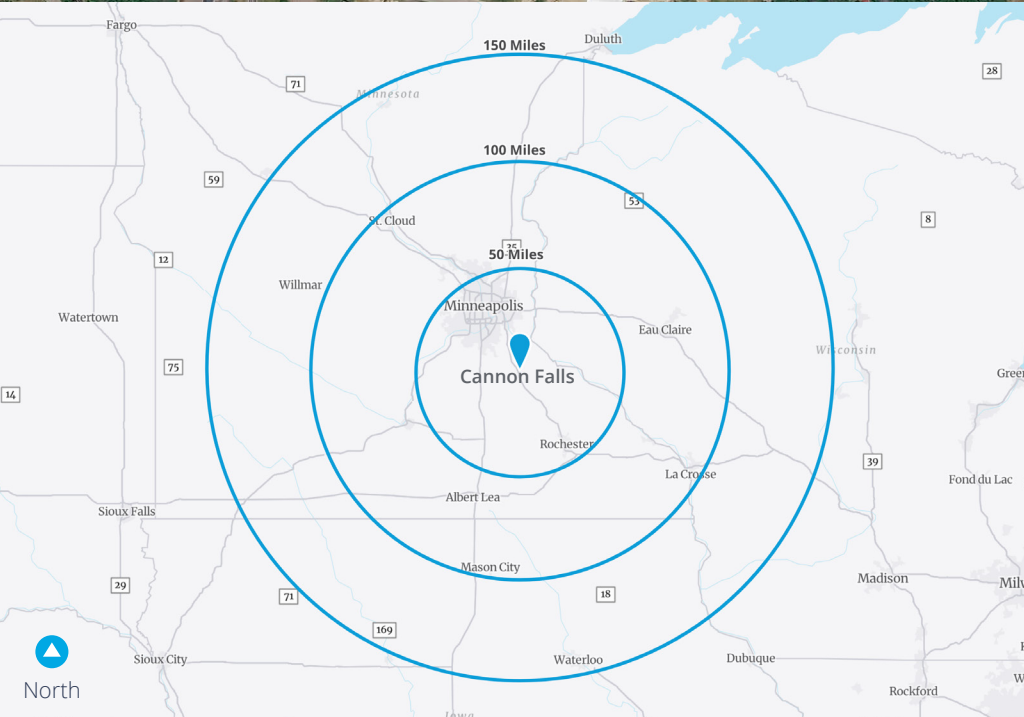
Floor Plan



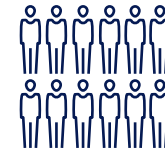
Aerial



Location Overview



Goodhue County



Current
Population

48,356



Current Average
Household Income

\$109,142



Current Daytime
Work Population

23,999



Households

20,125



Businesses

2,021

Web Links

[Goodhue County](#)

[Cannon Falls, MN](#)



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324 Washington St W, Cannon Falls, MN 55009

Colliers

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700



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