

FOR SALE | INDUSTRIAL / DISTRIBUTION

400 Cherry Street West

400 Cherry Street West, Kasota, MN 56050



Discover the exceptional 1031 opportunity at 400 Cherry Street West—a prime acquisition of a clear span building with remarkable potential, perfectly positioned between Mankato and St. Peter. This facility boasts seven drive-ins, six docks—three of which were newly added in 2023—and nine overhead cranes spanning the entire building length. Currently leased to a single tenant with deep local roots on a NNN lease, this property sits on over 10.5 acres, offering ample room for expansion. Additionally, the site features direct rail access, enhancing its strategic appeal.


Property Features

- 89,000 total square foot building - 80,000 industrial and 9,000 office
- 6 dock doors (3 with levelers)
- 7 drive-in doors
- 28' clear height
- Outdoor storage
- 10.58 acres
- Easy access to Highway 169
- Sale price \$5,495,000
- 2023 taxes \$38,752

Contact Us

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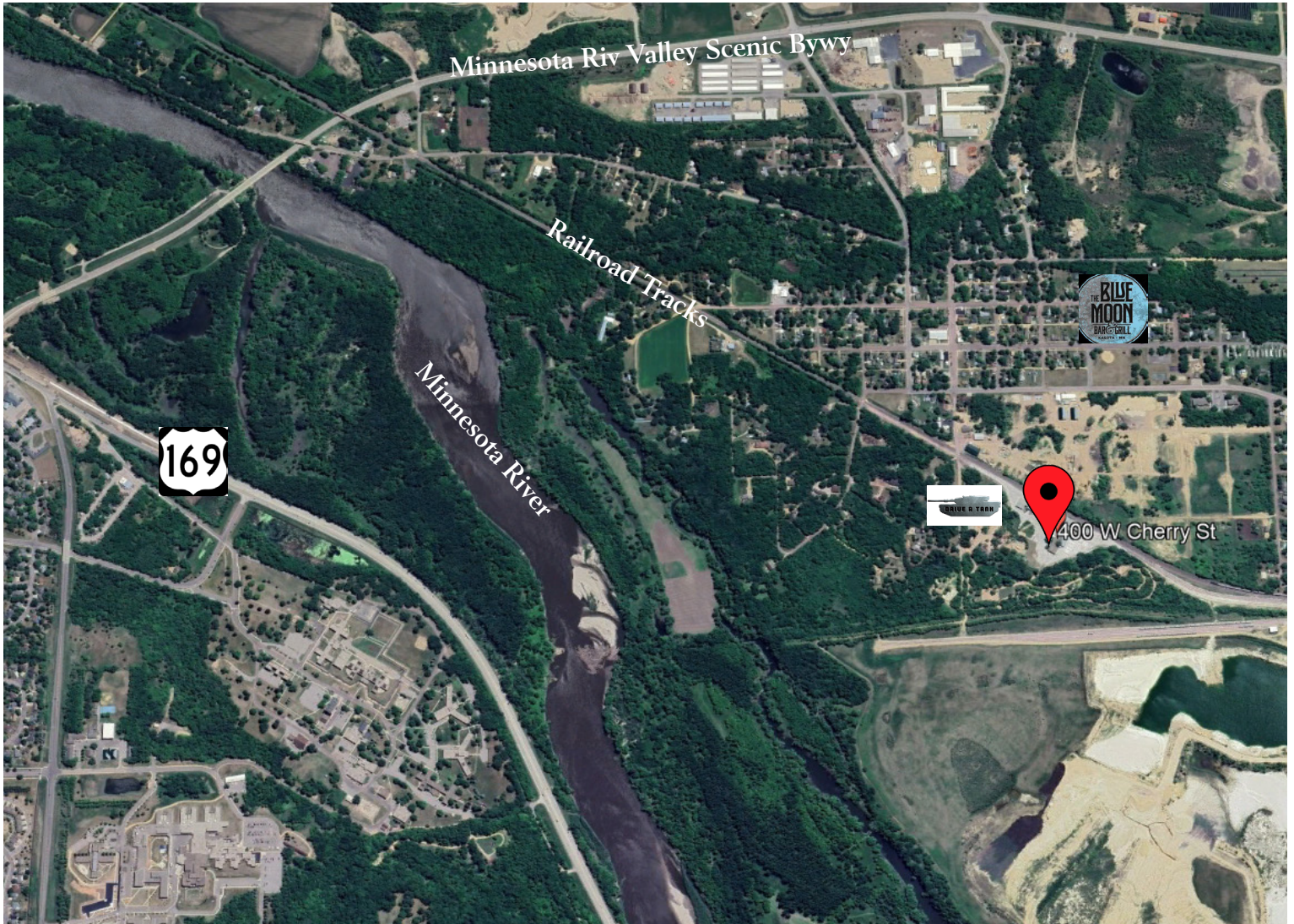
 651.621.2550
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**Full Property Information at:
400cherrystreet.com**

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Area Map



Minneapolis - St. Paul International Airport 68 miles



Downtown Minneapolis 72 miles



Downtown Saint Paul 78 miles

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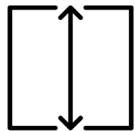
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Floor Plan



89,000 square feet



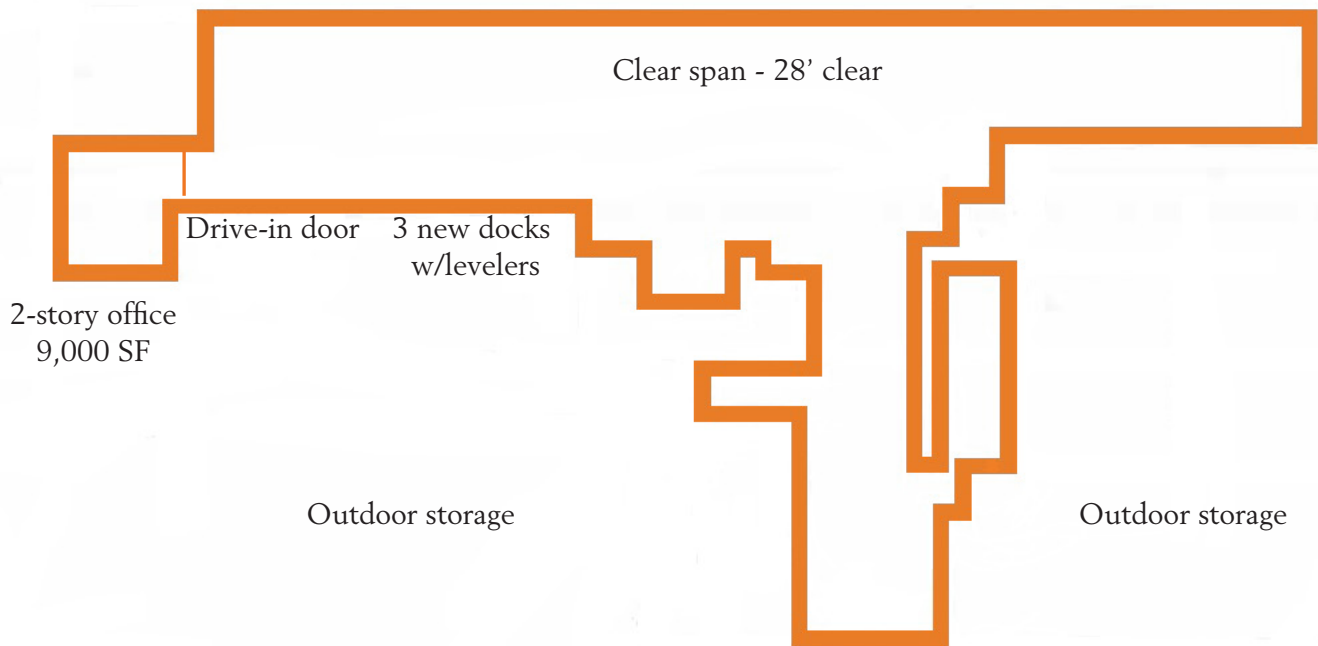
28' clear height



6 dock doors



7 drive-in doors



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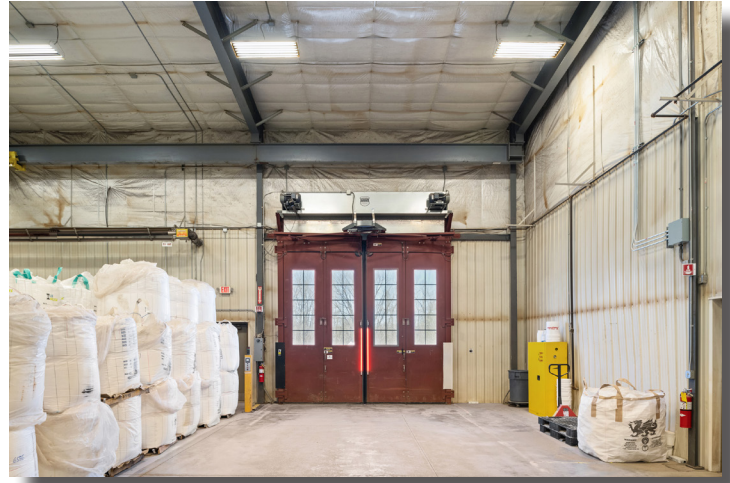
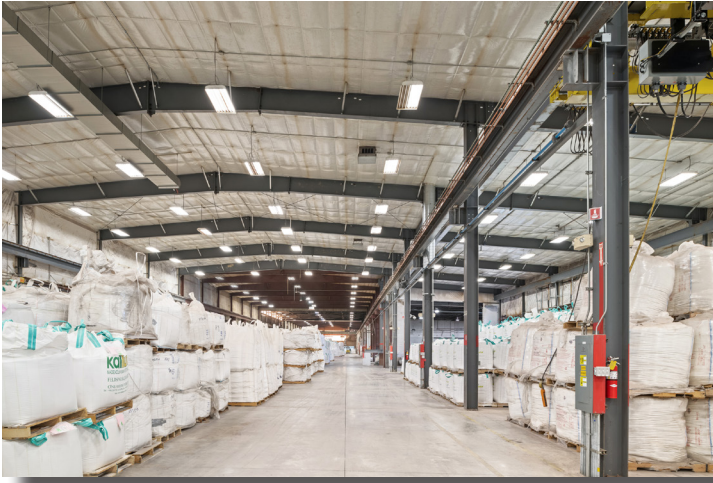
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Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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