



For Sale / Lease  
Industrial  
Condo's



## WAVERLY Business Park

**Sales Price: \$220,000.00 Lease Rate: \$10.00/psf**

Building: 9,000/sf (1,800/sf each)

126 6th Street South, Waverly, MN 55390

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## PROPERTY LOCATION

- \* South of Highway 12
- \* East of County Road 8
- \* Businesses in the Area:  
Citizens State Bank, Wolf Auto Parts, Waverly City Hall,  
US Post Office, Domino's Pizza and more...

### TRAFFIC COUNTS - 2024

- \* Highway 12 - 8,614 VPD
- \* County Road 8 - 2,926 VPD



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# PROPERTY OVERVIEW

126 6th Street South, Waverly, MN

Sales Price  
\$220,000.00 / 1,800/sf Condo

Lease Rate  
\$10.00/psf NNN  
Operating Expenses: \$2.50/psf

Building Size 9,000/sf - Building #1

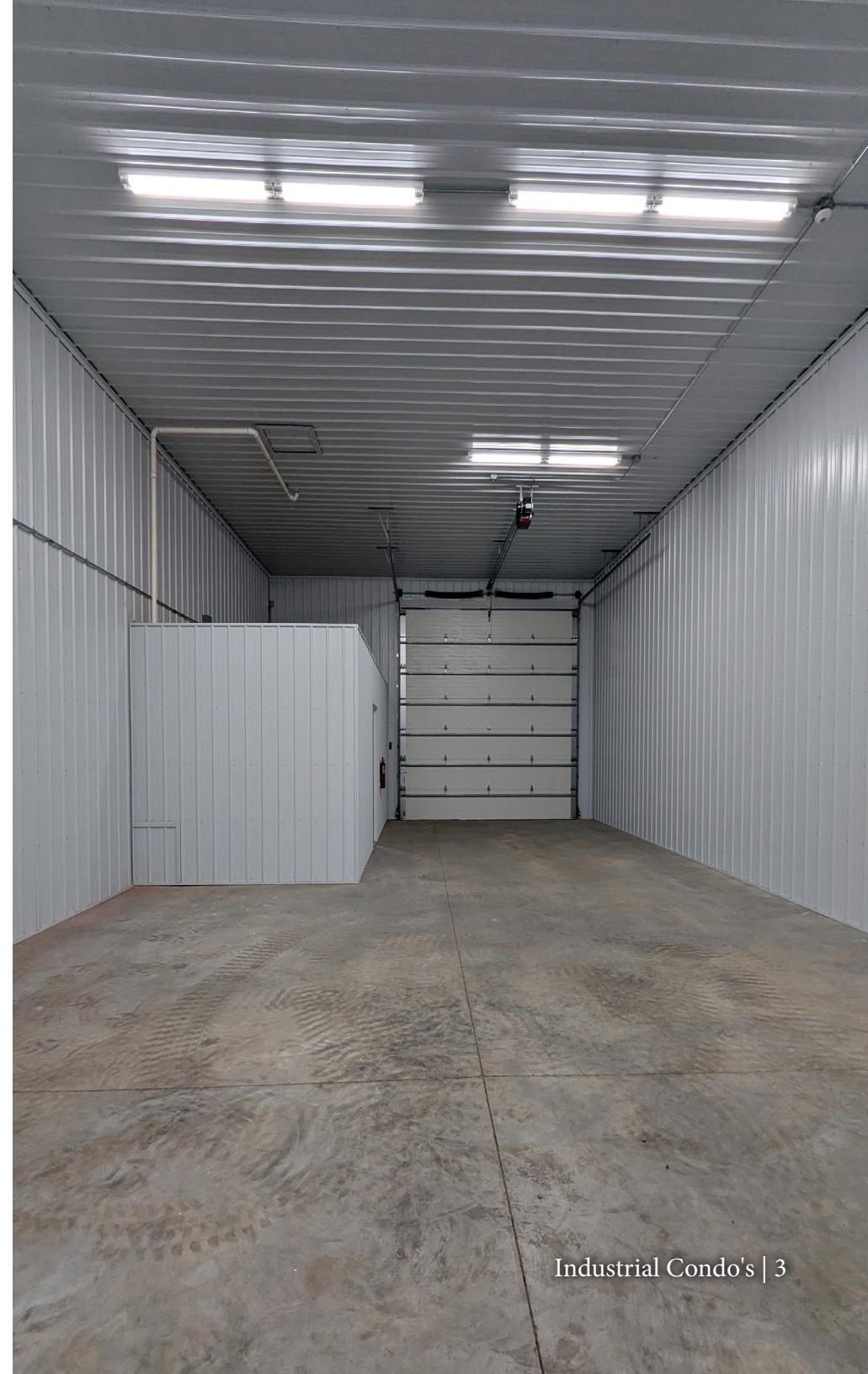
Space Available 5 Spaces - 1,800/sf each (30' x 60')

County Wright

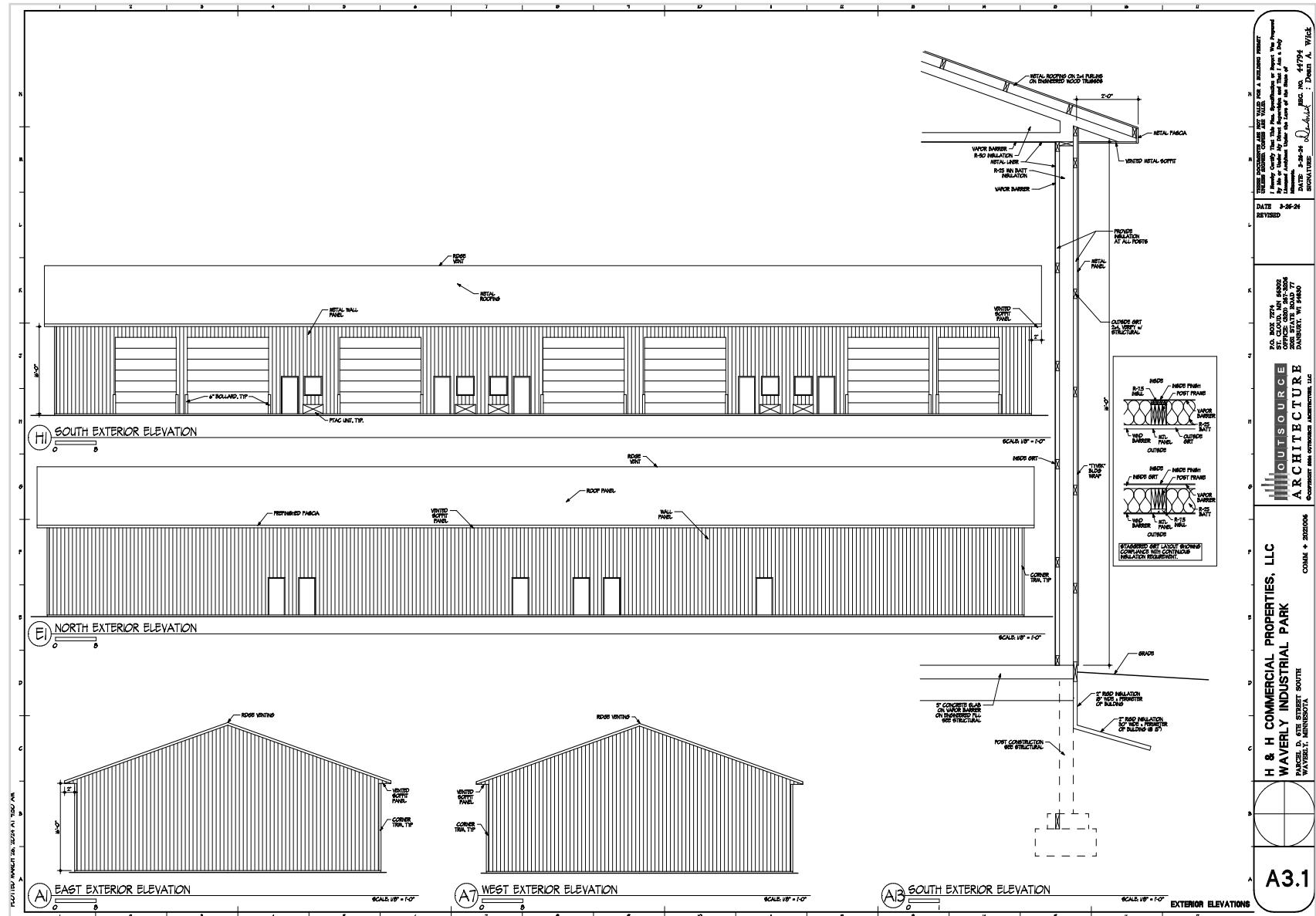
PIDs  
116-043-000001 - \$1,600/mo  
116-043-000002 - \$1,600/mo  
116-043-000003 - \$1,500/mo  
116-043-000004 - \$1,600/mo  
116-043-000005 - \$1,600/mo

Zoned I-1 Industrial

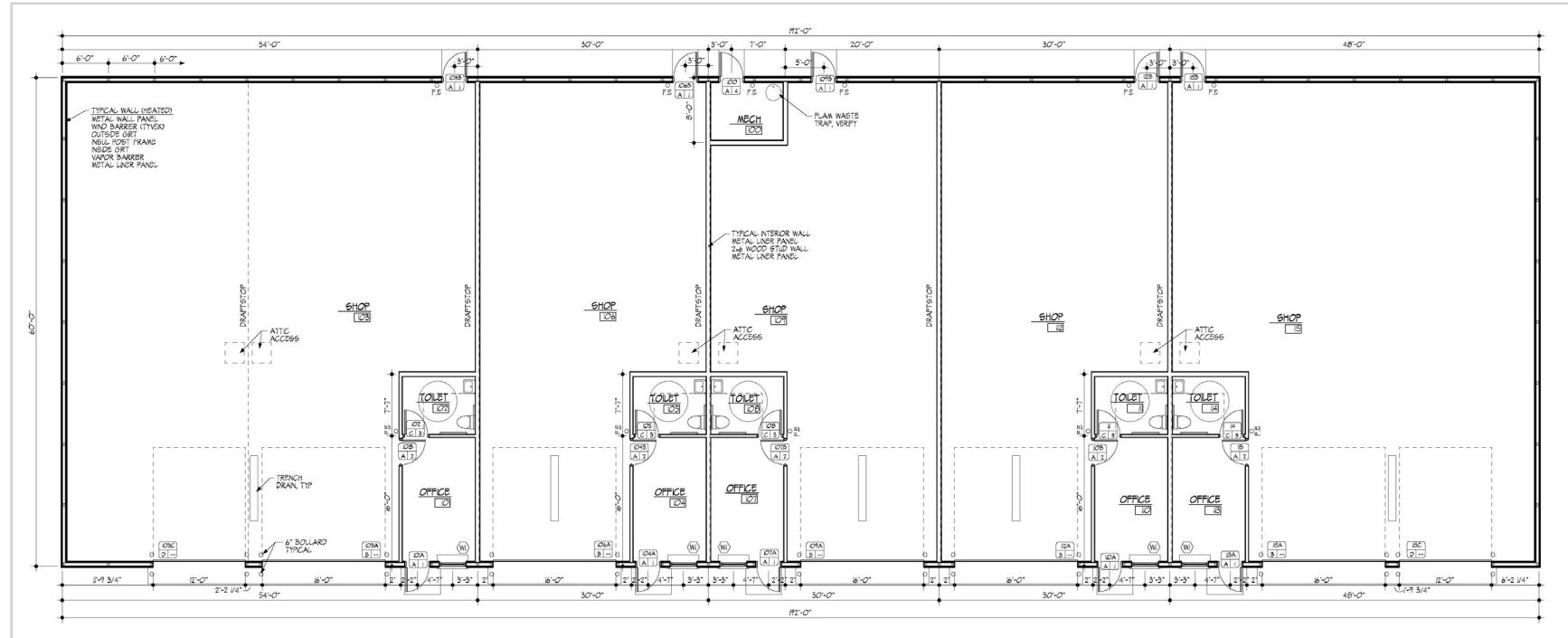
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## EXTERIOR CONCEPT PLAN



# BUILDING PLAN



# INTERIOR



OFFICE



SHOP

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# EXTERIOR



* Building 1	9,000/sf Total	Monthly Rent
Suite 1 (1-1)	1,800/sf	\$1,600/mo
Suite 2 (1-2)	1,800/sf	\$1,600/mo
Suite 3 (1-3)	1,800/sf	\$1,500/mo
Suite 4 (1-4)	1,800/sf	\$1,600/mo
Suite 5 (1-5)	1,800/sf	\$1,600/mo

* Building 2	(Under Construction - 11,520/sf Total)	
Suite 1 (2-1)	2,880/sf	\$3,000/mo
Suite 2 (2-2)	1,800/sf	\$1,875/mo
Suite 3 (2-3)	1,800/sf	\$1,875/mo
Suite 4 (2-4)	1,800/sf	\$1,875/mo
Suite 5 (2-5)	3,240/sf	Leased

* Building 3		
To Be Built		

* Building 4		
To Be Built		

* Building 5		
To Be Built		

* Building 6		
To Be Built		

## PROPERTY INFORMATION

- \* Overhead Doors - (1) One 14' Drive-In
- \* Clear Height - 16'
- \* 5" Concrete Floors
- \* Floor Drains with Flammable Waste Trap
- \* Unit Heaters in Warehouse (A/C in Office & Restroom Only)
- \* Spray Foam (walls R-26) and (ceiling R-54)
- \* Mezzanine (23' x 10')
- \* Easy Access
- \* Second Building is Under Construction
- \* Utilities Separately Metered
- \* Post Frame Building