



For Lease

49,929 & 109,641 SF Class A Industrial

9650 & 9700 Hemingway Ave S,
Cottage Grove, MN 55016



ENCLAVE

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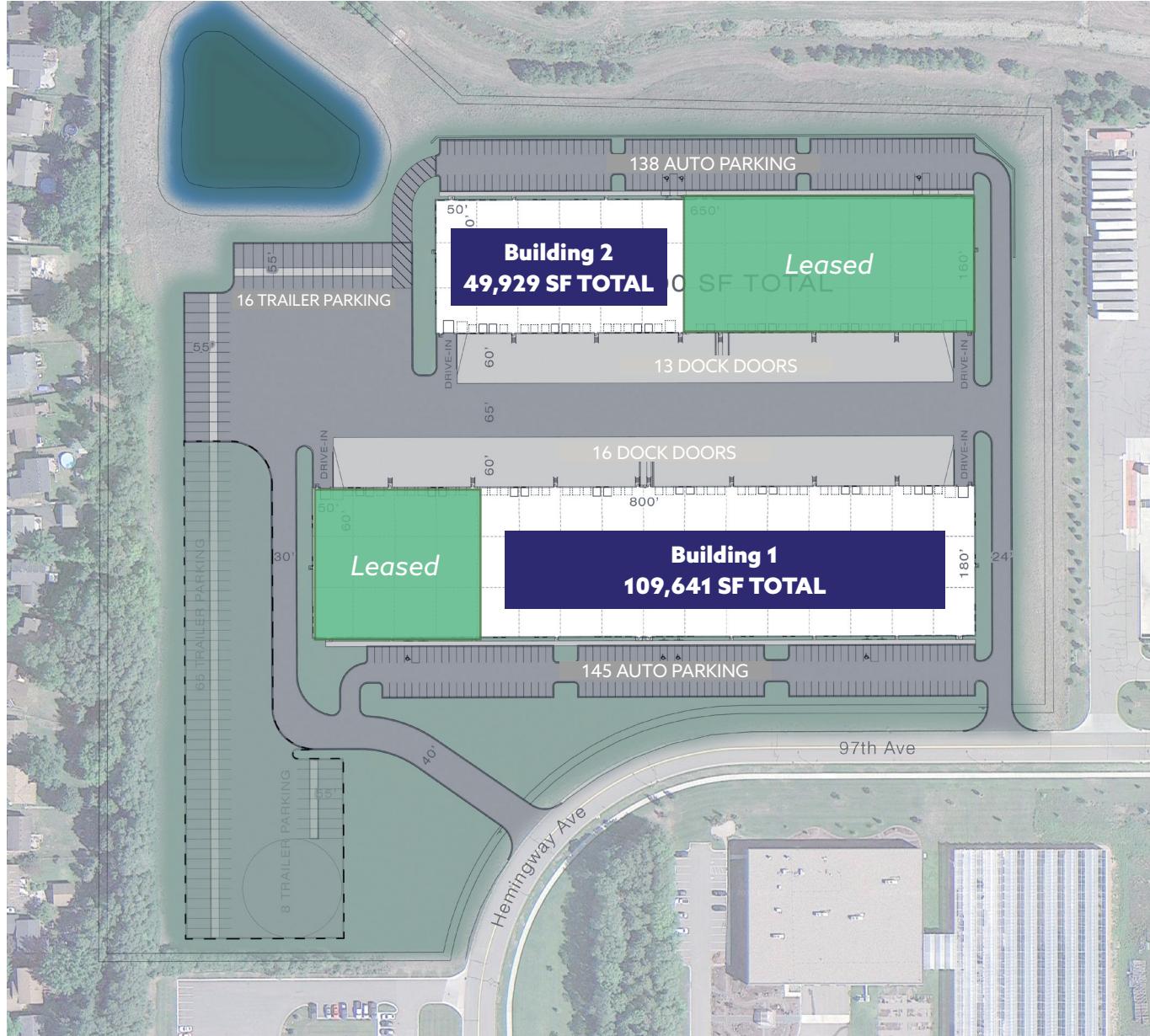


HEMINGWAY INDUSTRIAL
OF COTTAGE GROVE

Property Details

Total Building SF	Building 1 – 144,000 SF Building 2 – 104,000 SF	SF Available for Lease	Building 1- 109,641 SF Building 2 – 49,929 SF
Clear Height	32'	Dock Doors	Building 1 – Sixteen 8' x 10' doors Building 2 – Thirteen 8' x 10' doors
Available for Occupancy	Immediately	Auto Parking	Building 1 – 145 Building 2 – 136
Lease Rate PSF / yr, NNN	Negotiable	Lighting	LED
Drive - Ins	Two 12' x 14' doors per building	Power	2,000 Amps, 480 Volt, 3 Phase
Zoning	I-2: General Industrial	Floor Slab	7 inches
2025 Est. Total OpEx PSF / yr	Building 1 – \$2.52 PSF Building 2 – \$2.87 PSF	Column Spacing	Building 1 – 50' x 60' (60' Speedbay) Building 2 – 50' x 50' (60' Speedbay)
Acres of Land	25.31	Fire Suppression	ESFR
Trailer Parking	31 existing 59 proof of parking	Truck Court	185 FT, concrete dolly pads for each building
Outdoor Storage	5,000 SF Allowed and additional available through a CUP		

Site Map



Building 1

109,641 SF

One (1) drive-in door

Twelve (12) dock doors

145 parking spaces

Building 2

49,929 SF

One (1) drive-in door

Seven (7) dock doors

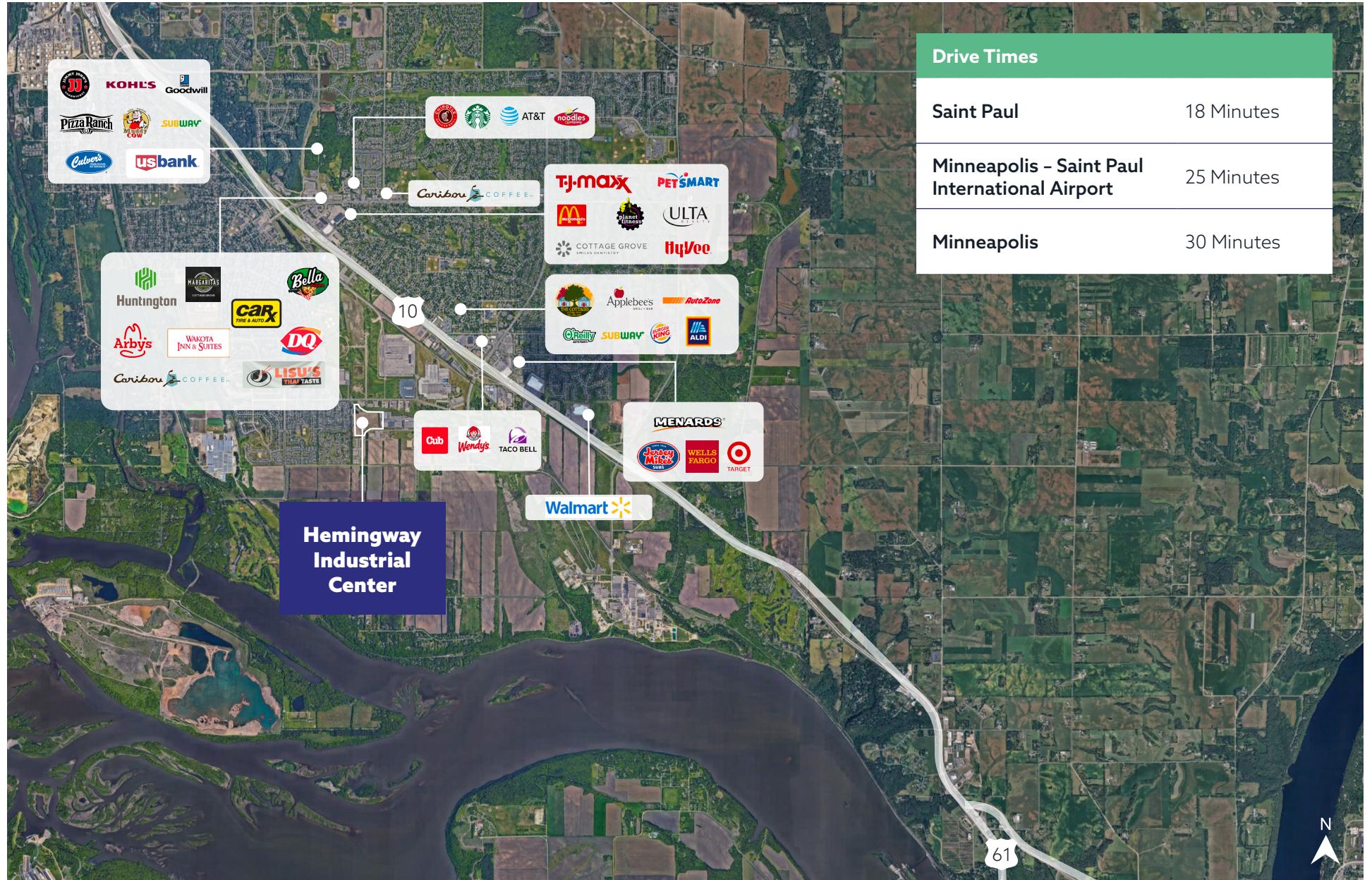
136 parking spaces

Location Details



2022 Demographics	1 Mile	5 Miles	10 Miles
Population	5,976	72,215	310,295
Households	2,086	25,521	116,789
Median HH Income	\$91,420	\$104,406	\$100,566
Employment Demographics	1 Mile	5 Miles	10 Miles
Population in Labour Force	3,233	38,523	164,745
Employed Pop. (16+)	3,115	37,373	159,787
Unemployed Pop. (16+)	118	1,151	4,958
Unemployed Rate	3.6%	3.0%	3.0%
Commute Time to Work (16+ population)	3,065	33,757	154,152
>10 Minutes	13.8%	9.6%	11.7%
10 - 19 Minutes	19.1%	26.3%	27.7%
20 - 29 Minutes	26.4%	27.8%	25.5%

Amenities Map



Property Photos



Contact Information

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