



For Lease

49,929 & 109,641 SF Class A Industrial
9650 & 9700 Hemingway Ave S,
Cottage Grove, MN 55016



ENCLAVE

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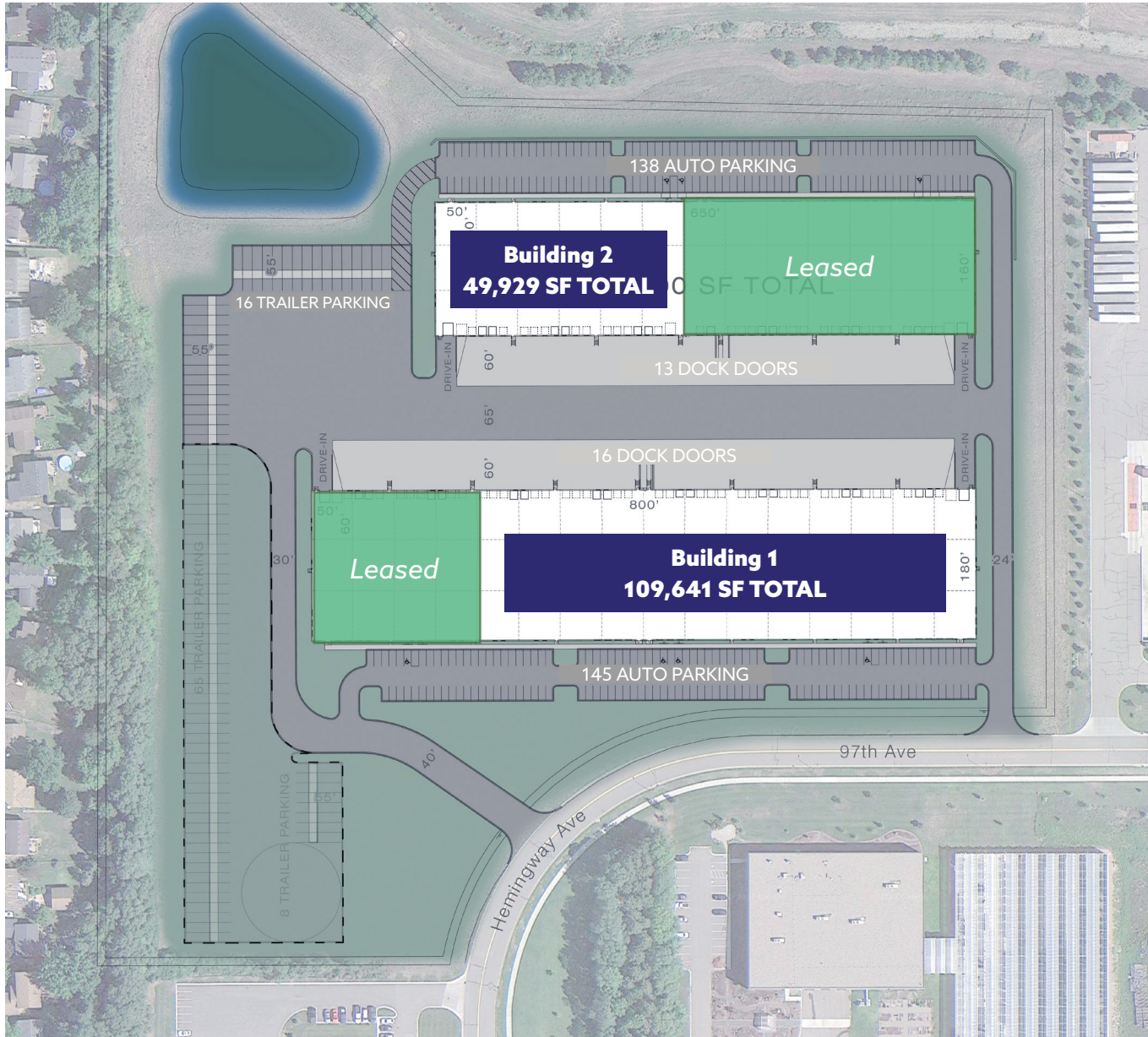
HEMINGWAY INDUSTRIAL
OF COTTAGE GROVE

Property Details

Total Building SF	Building 1 – 144,000 SF Building 2 – 104,000 SF
Clear Height	32'
Available for Occupancy	Immediately
Lease Rate PSF / yr,NNN	Negotiable
Drive – Ins	Two 12' x 14' doors per building
Zoning	I-2: General Industrial
2025 Est. Total OpEx PSF / yr	Building 1 – \$2.52 PSF Building 2 – \$2.87 PSF
Acres of Land	25.31
Trailer Parking	31 existing 59 proof of parking
Outdoor Storage	5,000 SF Allowed and additional available through a CUP

SF Available for Lease	Building 1- 109,641 SF Building 2 – 49,929 SF
Dock Doors	Building 1 – Sixteen 8' x 10' doors Building 2 – Thirteen 8' x 10' doors
Auto Parking	Building 1 – 145 Building 2 – 136
Lighting	LED
Power	2,000 Amps, 480 Volt, 3 Phase
Floor Slab	7 inches
Column Spacing	Building 1 – 50' x 60' (60' Speedbay) Building 2 – 50' x 50' (60' Speedbay)
Fire Suppression	ESFR
Truck Court	185 FT, concrete dolly pads for each building

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



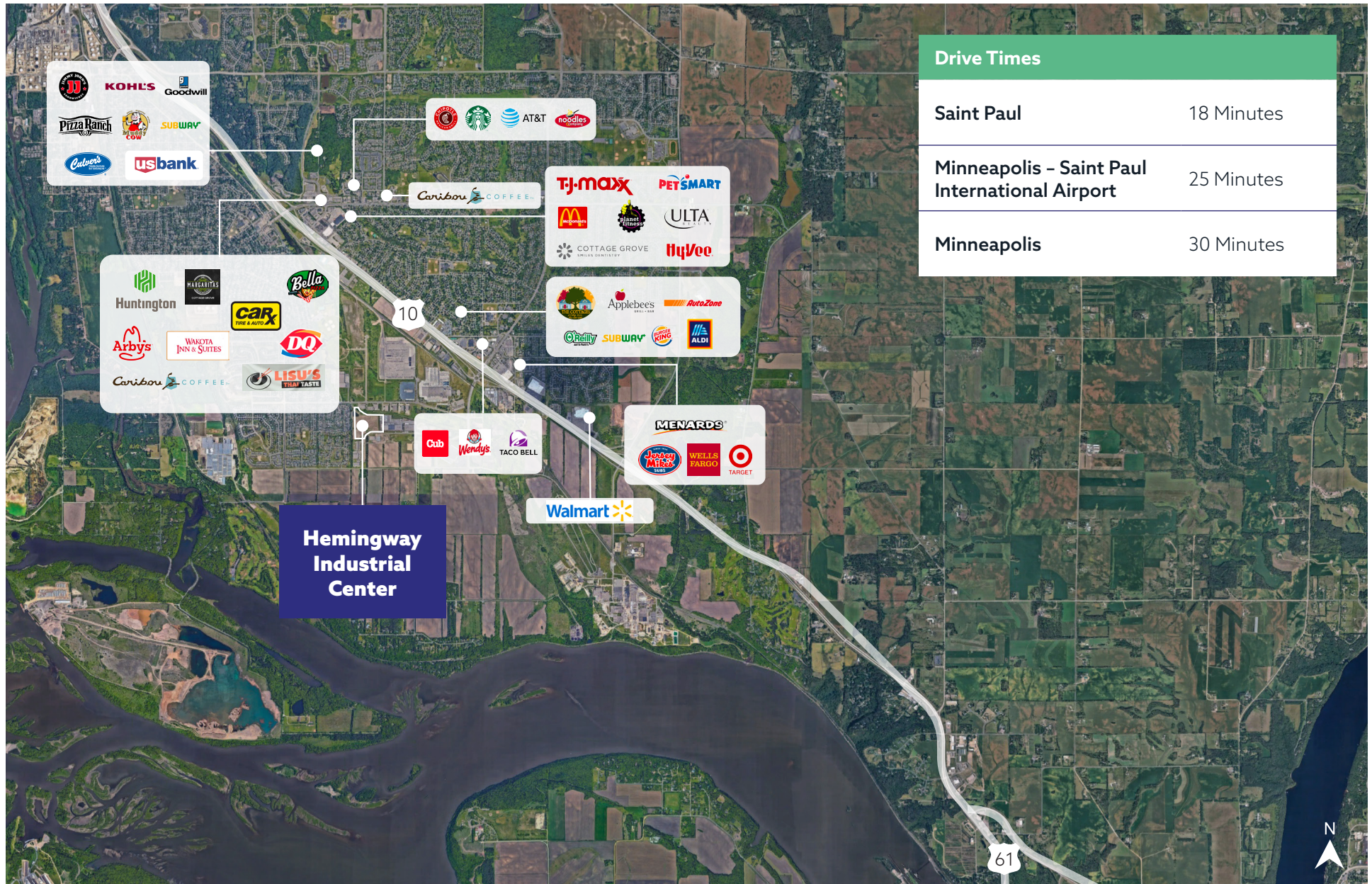
136 parking spaces

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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