



1415 1st Avenue, Mankato, MN 56001



OFFERING SUMMARY

AVAILABLE SF:	42,410 SF
LEASE RATE:	\$6.00 SF/yr (Gross)
LOT SIZE:	51,975 SF
BUILDING SIZE:	42,410 SF

PROPERTY OVERVIEW

One low monthly fee includes all expenses and utilities and rent! This is a great starter space for any business. Lots of office or warehouse in all different sizes to suit most needs. Let's go on a tour and figure out the space and price that works.

PROPERTY HIGHLIGHTS

- Lots of office or warehouse in different sizes
- Located near HWY 14 in Mankato, Minnesota

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

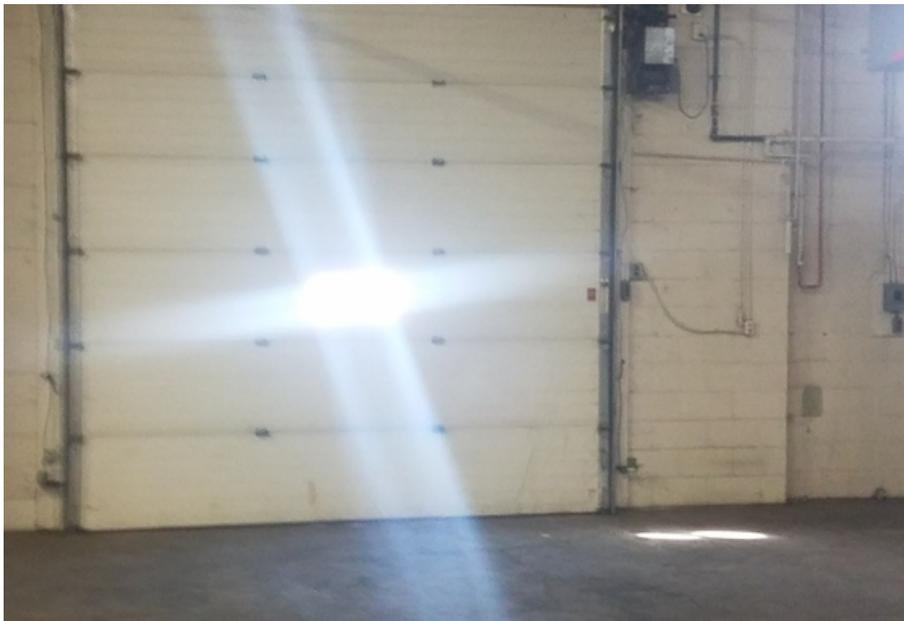
JAMES HALBUR
Director
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jhalbur@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwmidwest.com/

OFFICE FOR LEASE

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Lease Rate **\$6.00 SF/YR**

PROPERTY INFORMATION

Property Type Office
Property Subtype Office Warehouse
APN # R01.09.07.229.002

LOCATION INFORMATION

Street Address 1415 1st Avenue
City, State, Zip Mankato, MN 56001
County Blue Earth

BUILDING INFORMATION

Building Class B
Free Standing No

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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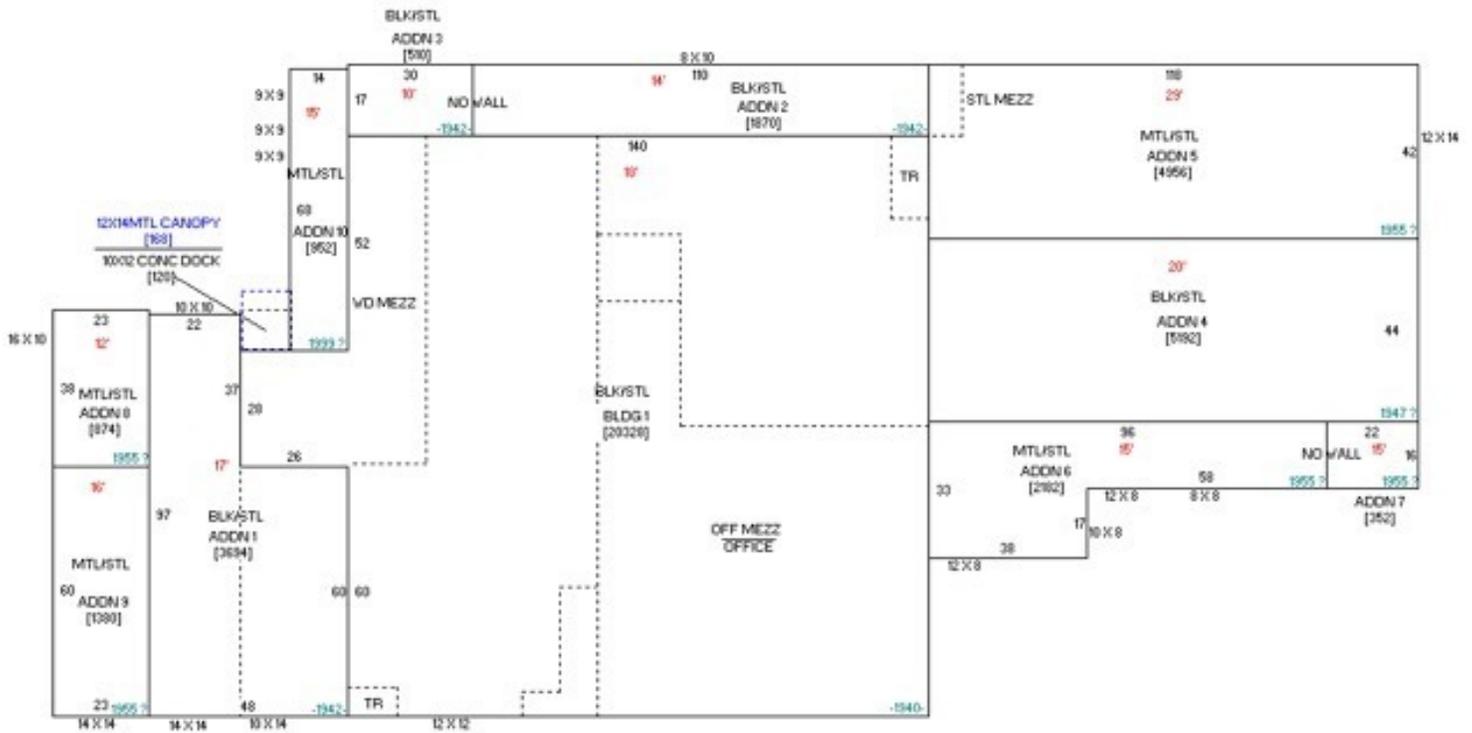
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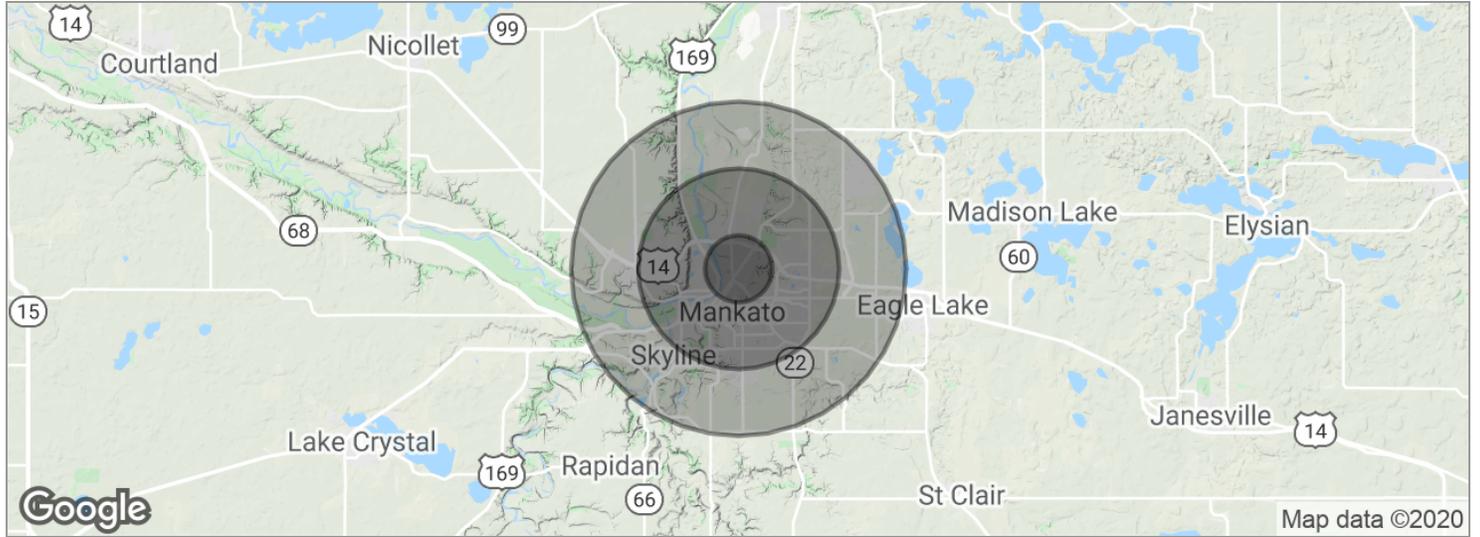
Sketch by www.camaviation.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,153	47,313	71,162
Median age	30.0	29.7	30.3
Median age (male)	28.6	28.4	29.2
Median age (Female)	33.2	31.9	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,409	18,428	27,406
# of persons per HH	2.6	2.6	2.6
Average HH income	\$50,249	\$53,594	\$57,936
Average house value	\$148,620	\$172,154	\$185,605

** Demographic data derived from 2010 US Census*

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