

MANUFACTURING / WAREHOUSE FOR SALE

760 East Pearl Street, Kasota, MN 56050



SALE PRICE:	\$1,550,000
LOT SIZE:	2.75 Acres
BUILDING SIZE:	40,500 SF
GRADE LEVEL DOORS	2
DOCK HIGH DOORS:	3
CEILING HEIGHT:	24.0 FT
YEAR BUILT:	2000
RENOVATED:	2012
ZONING:	I-1 General Industrial
CROSS STREETS:	MN-22

PROPERTY OVERVIEW

This manufacturing / warehouse facility is located just off of MN-22 with easy access to Highway 169. The area is zoned General Industrial which allows for many commercial uses. The building has a wide open floor plan with minimal office space. There is 1 grade level door and 3 dock high doors with Phase 3 electrical available.

PROPERTY FEATURES

- Located between St. Peter and Mankato on Highway 22 with easy access to Highway 169
- Minimal office space - 2100 sq ft with 5 offices, break-room and large conf area
- Ceiling height 24' / 16'
- Phase 3 electrical
- Wide open floor plan
- Low property taxes - \$25,918 (2019)

KW COMMERCIAL
3 Civic Center
Mankato, MN 56001

JAMES HALBUR
Director
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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.

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STREET ADDRESS:	760 East Pearl Street
CITY, STATE, ZIP:	Kasota, MN 56050
COUNTY:	Le Sueur
PROPERTY TYPE:	Manufacturing / Warehouse
APN:	05.623.0060
LOT SIZE:	2.75 AC
ZONING:	I-1 General Industrial
CROSS STREETS:	MN-22
YEAR BUILT:	2000
YEAR RENOVATED:	2012
NUMBER OF STORIES:	1
GRADE LEVEL DOORS:	1
DOCK HIGH DOORS:	3
CEILING HEIGHT:	24' / 16'
ELECTRICAL:	Phase 3
OFFICE SPACE:	960 sf - 5 Offices
HIGHWAY ACCESS:	MN-22; Highway 169
PROPERTY TAX:	\$25,918 (2018)



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Industrial	Manufacturing/Warehouse	\$3.75 SF/YR	NNN	40,500 SF	VACANT
760 E Pearl	Flex Space	\$6.00 SF/YR	Modified Gross	5,300 SF	VACANT

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CONF ROOM



BREAK / PRODUCTION ROOM



OFFICE



OFFICE

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