

# INDUSTRIAL FOR SALE & LEASE



400 Cherry Street West, Kasota, MN 56050



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$4.00 SF/yr (NNN)
<b>LOT SIZE:</b>	10.58 Acres
<b>BUILDING SIZE:</b>	89,000 SF
<b>PRICE / SF:</b>	-

## PROPERTY OVERVIEW

Hard to find manufacturing building with overhead cranes throughout the building (nine cranes). 600 ft. long run to bring in raw goods and shipped finished product out the other end. 50 amp services throughout the building to hook up welders and machines. Small amount of offices and storage. Situated in a small town between Mankato and St. Peter. Very low overhead for property tax and city services.

## PROPERTY HIGHLIGHTS

- Nine cranes
- Inside docks and drive-in doors
- Located between Mankato and St. Peter

**KW COMMERCIAL**  
3 Civic Center  
Mankato, MN 56001

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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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Sale Price

**SUBJECT TO OFFER**

Lease Rate

**\$4.00 SF/YR**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN #	18.450.0020
Power	Yes
Rail Access	Yes

## LOCATION INFORMATION

Street Address	400 Cherry Street West
City, State, Zip	Kasota, MN 56050
County	Le Sueur

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

## BUILDING INFORMATION

Number of Cranes	9
Ceiling Height	32 ft
Free Standing	No

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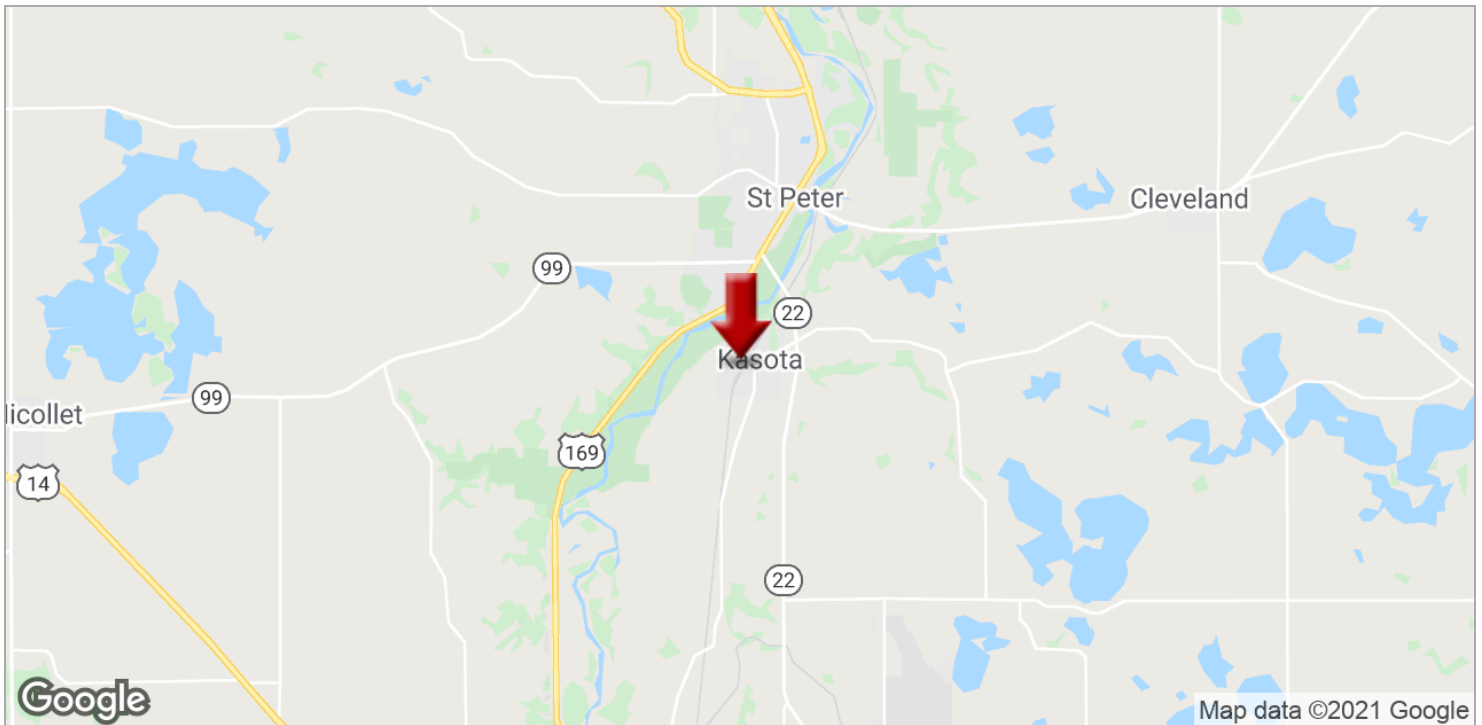
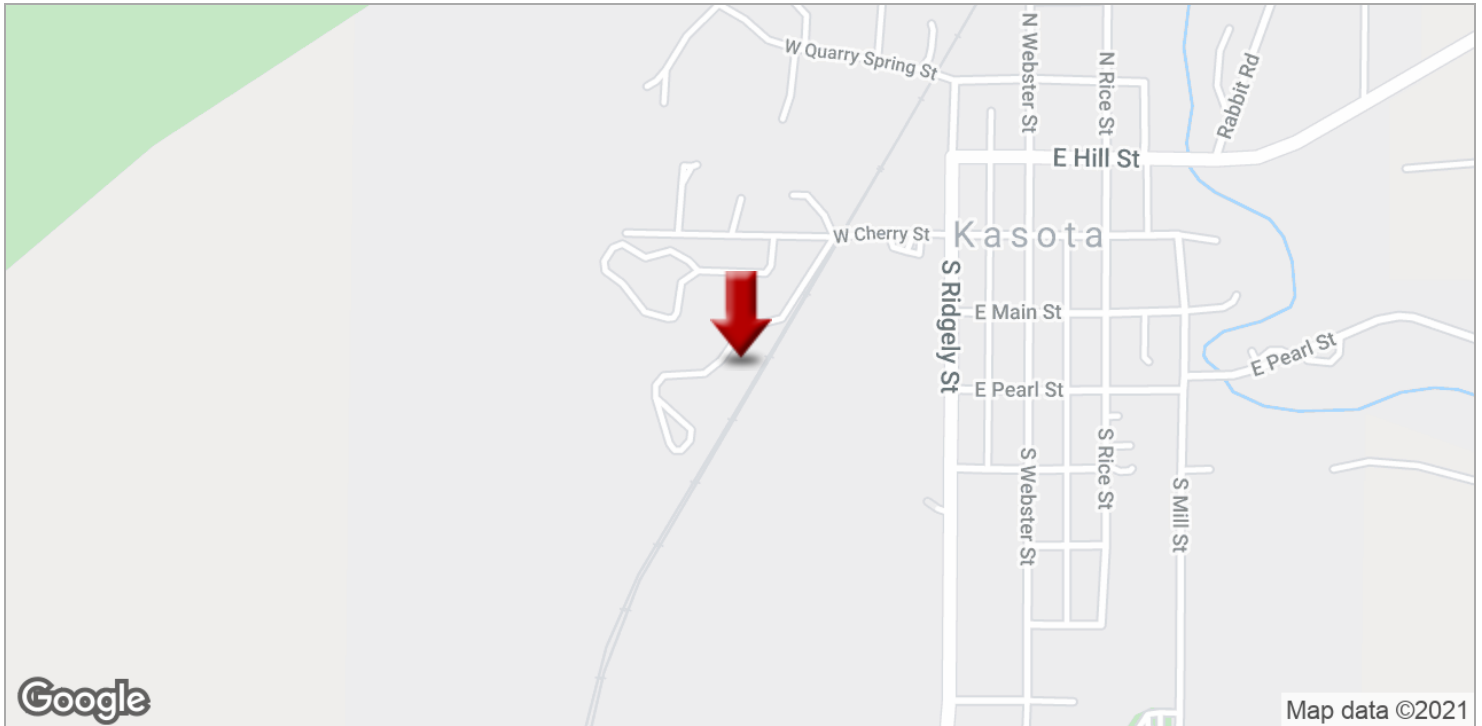
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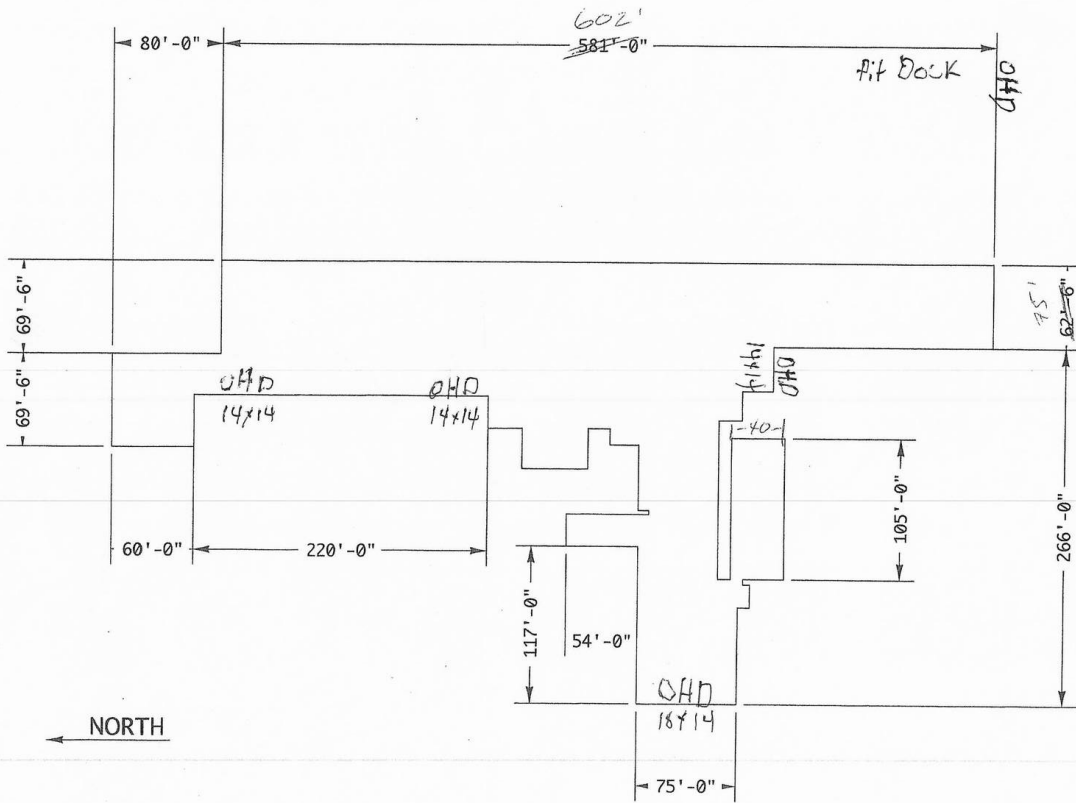
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