

## OFFICE FOR LEASE

1415 1st Avenue, Mankato, MN 56001



### OFFERING SUMMARY

|                       |                                  |
|-----------------------|----------------------------------|
| <b>AVAILABLE SF:</b>  | 175 - 13,773 SF                  |
| <b>LEASE RATE:</b>    | \$5.50 - 200.00 SF/yr<br>(Gross) |
| <b>LOT SIZE:</b>      | 51,975 SF                        |
| <b>BUILDING SIZE:</b> | 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**  
3 Civic Center  
Mankato, MN 56001

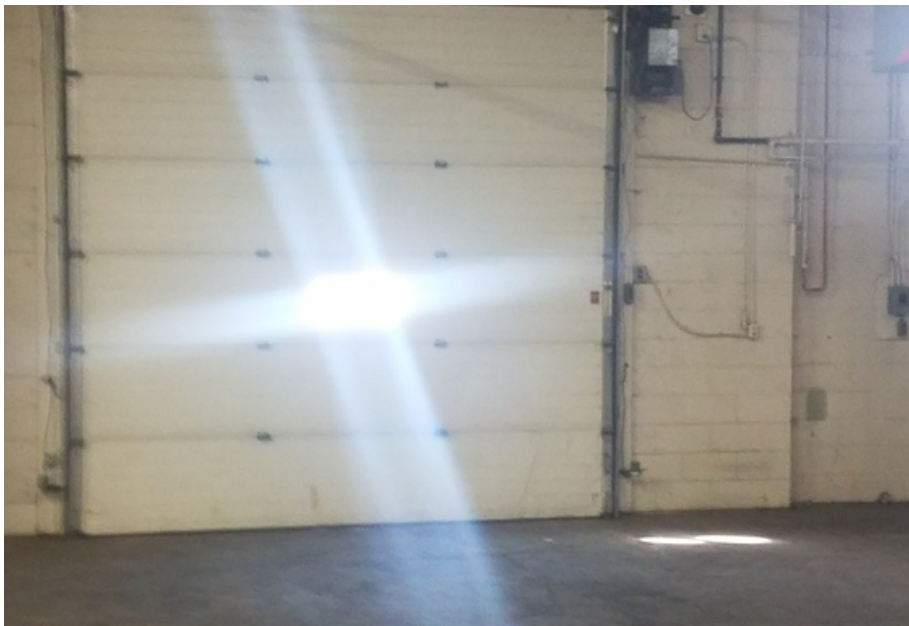
**JAMES HALBUR**  
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Lease Rate **\$5.50 - 200.00 SF/YR**

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

**BUILDING INFORMATION**  
Building Class B  
Free Standing No

**PROPERTY INFORMATION**  
Property Type Office  
Property Subtype Office Warehouse  
APN # R01.09.07.229.002

**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**

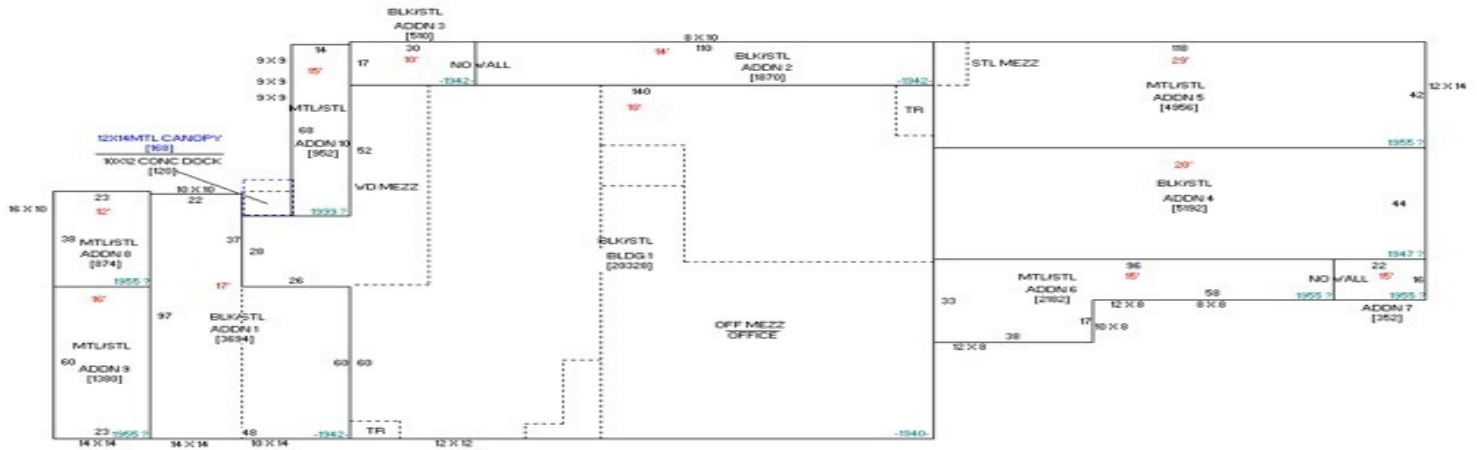
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Sketch by [www.camavision.com](http://www.camavision.com)

|             |       |              |                 |
|-------------|-------|--------------|-----------------|
| LEASE RATE: | -     | TOTAL SPACE: | 175 - 13,773 SF |
| LEASE TYPE: | Gross | LEASE TERM:  | -               |

| SPACE           | SPACE USE              | LEASE RATE     | LEASE TYPE | SIZE (SF) | TERM       | COMMENTS                                                                 |
|-----------------|------------------------|----------------|------------|-----------|------------|--------------------------------------------------------------------------|
| 1415 1st Avenue | Manufacturing          | \$6.25 SF/yr   | Gross      | 13,773 SF | Negotiable |                                                                          |
| 400             | Warehouse/Distribution | \$5.50 SF/yr   | Gross      | 7,692 SF  | Negotiable | one overhead door and two docks . There is extra mezz space in this area |
| 200             | Office Warehouse       | \$200.00 SF/yr | Gross      | 175 SF    | Negotiable | easy office space, large space available give us a call for details      |

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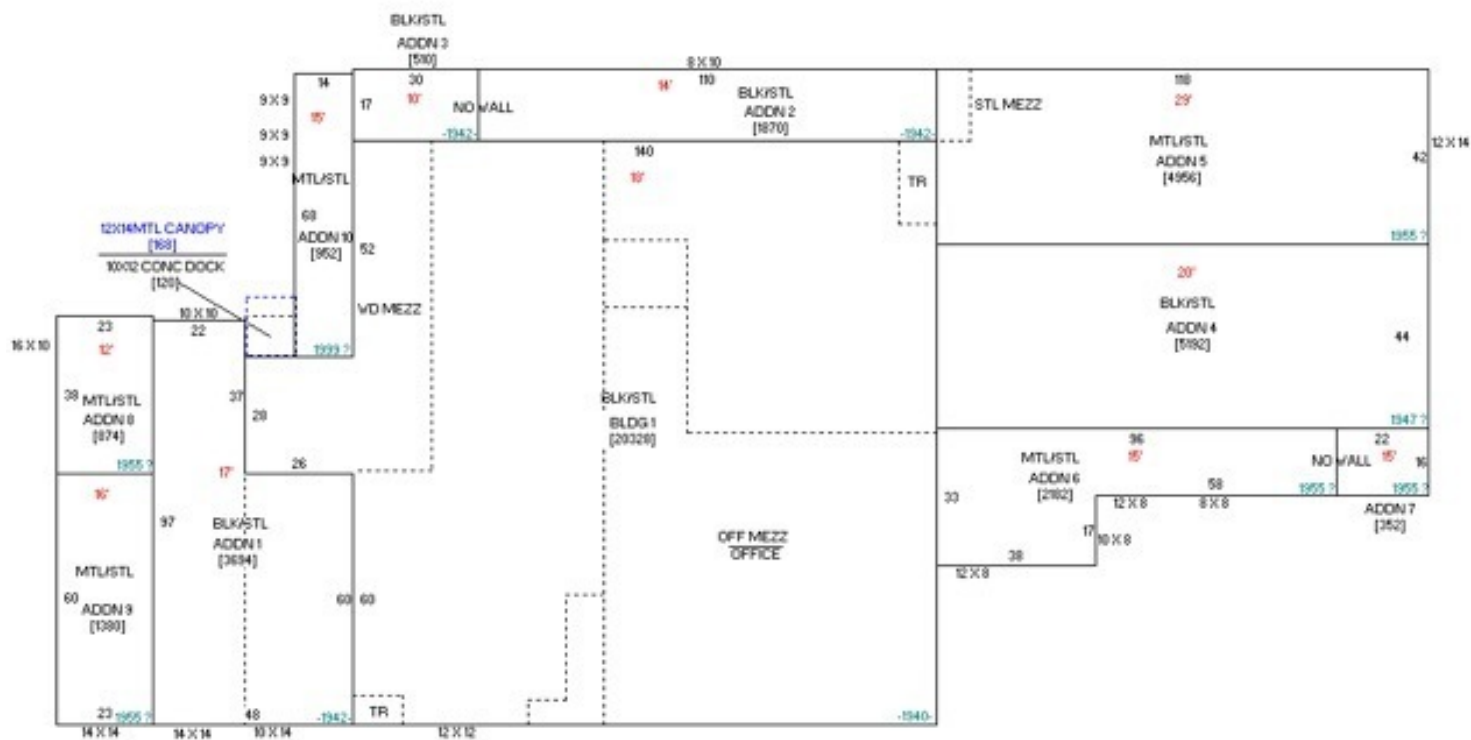
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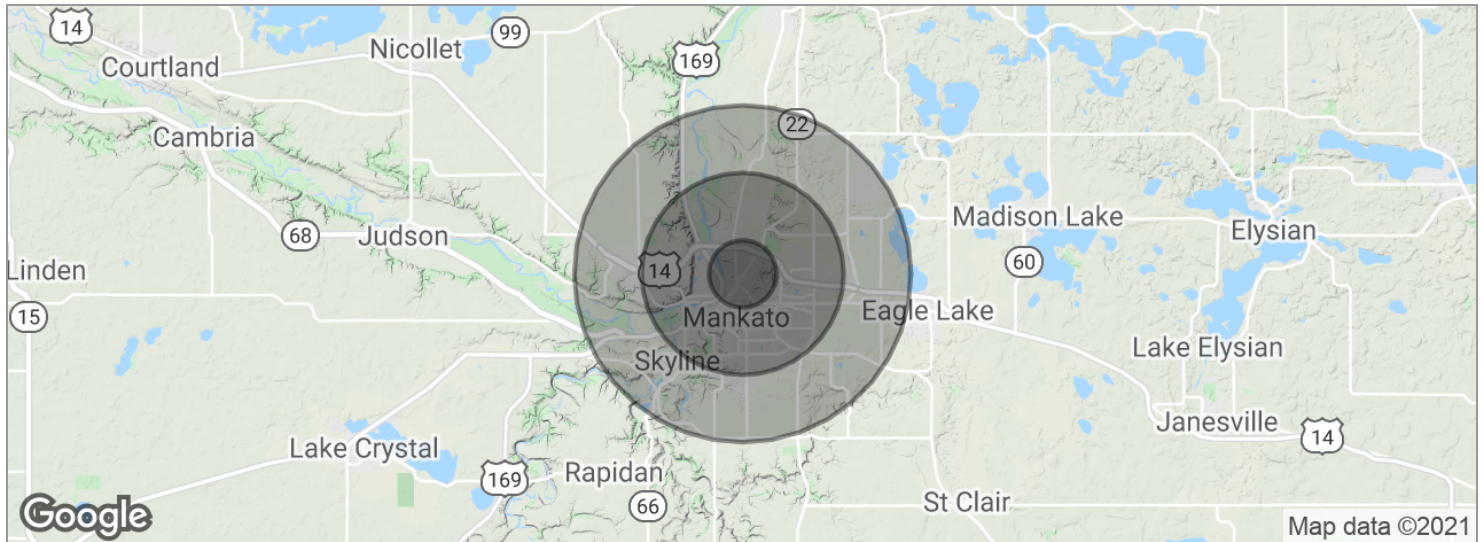
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 6,153     | 47,313    | 71,162    |
| Median age          | 30.0      | 29.7      | 30.3      |
| Median 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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