

LEASE

INDUSTRIAL ROAD/CITY OF MANKATO

500 Industrial Rd Mankato, MN 56001



PROPERTY DESCRIPTION

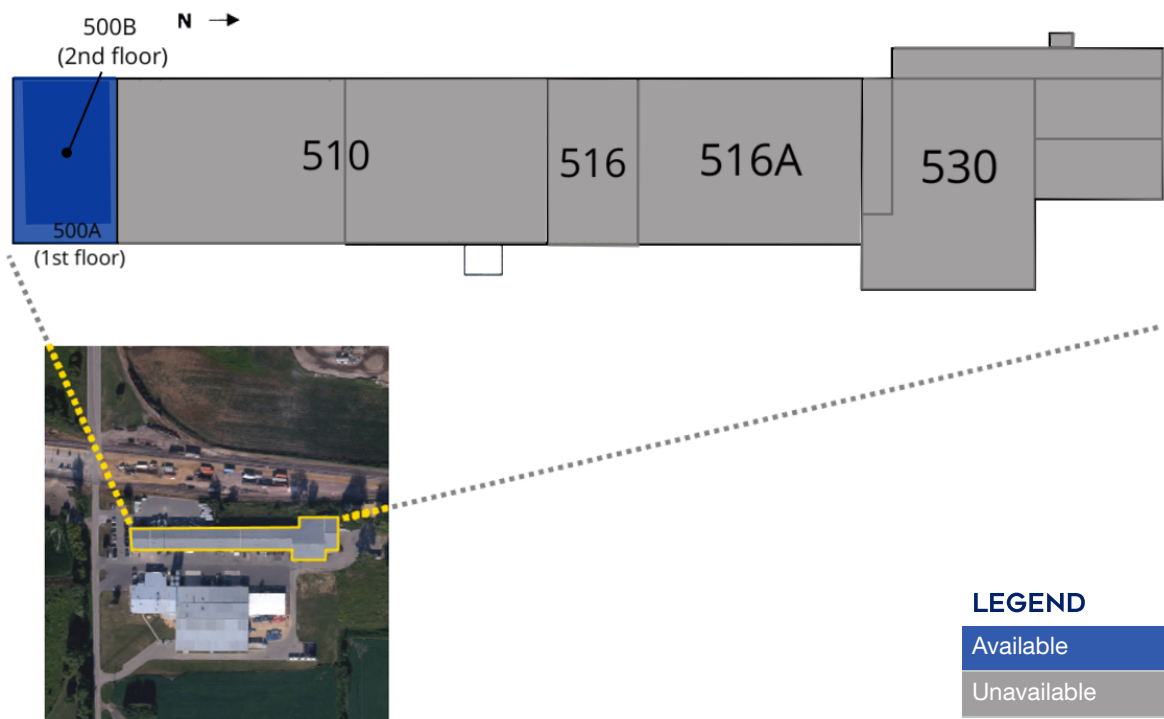
Located in a heavy industrial area on the North edge of Mankato, this large warehouse site offers flex space for manufacturing, storage, or office use. There is a large drive through parking lot and chained fence area on the West side of the building for controlled access. Suite 500 has it's own separate entrance, employee lounge area, restrooms, and plenty of office space. Newly remodeled with fresh paint and carpet!

PROPERTY HIGHLIGHTS

- Separate entrance to this Suite
- Freshly painted and re-carpeted
- Large space at very reasonable rents

OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,200 SF
CAM:	\$1.89/SF/yr (Est. 2019)
Lot Size:	10.1 Acres
Building Size:	70,751 SF
Year Built:	1957
Zoning:	Industrial



LEGEND

Available
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,200 SF	Lease Rate:	Price Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
500 Industrial Road (A main level)	Available	2,200 SF	NNN	Price Upon Request
500 Industrial Road (B upper level)	Available	2,200 SF	NNN	Price Upon Request

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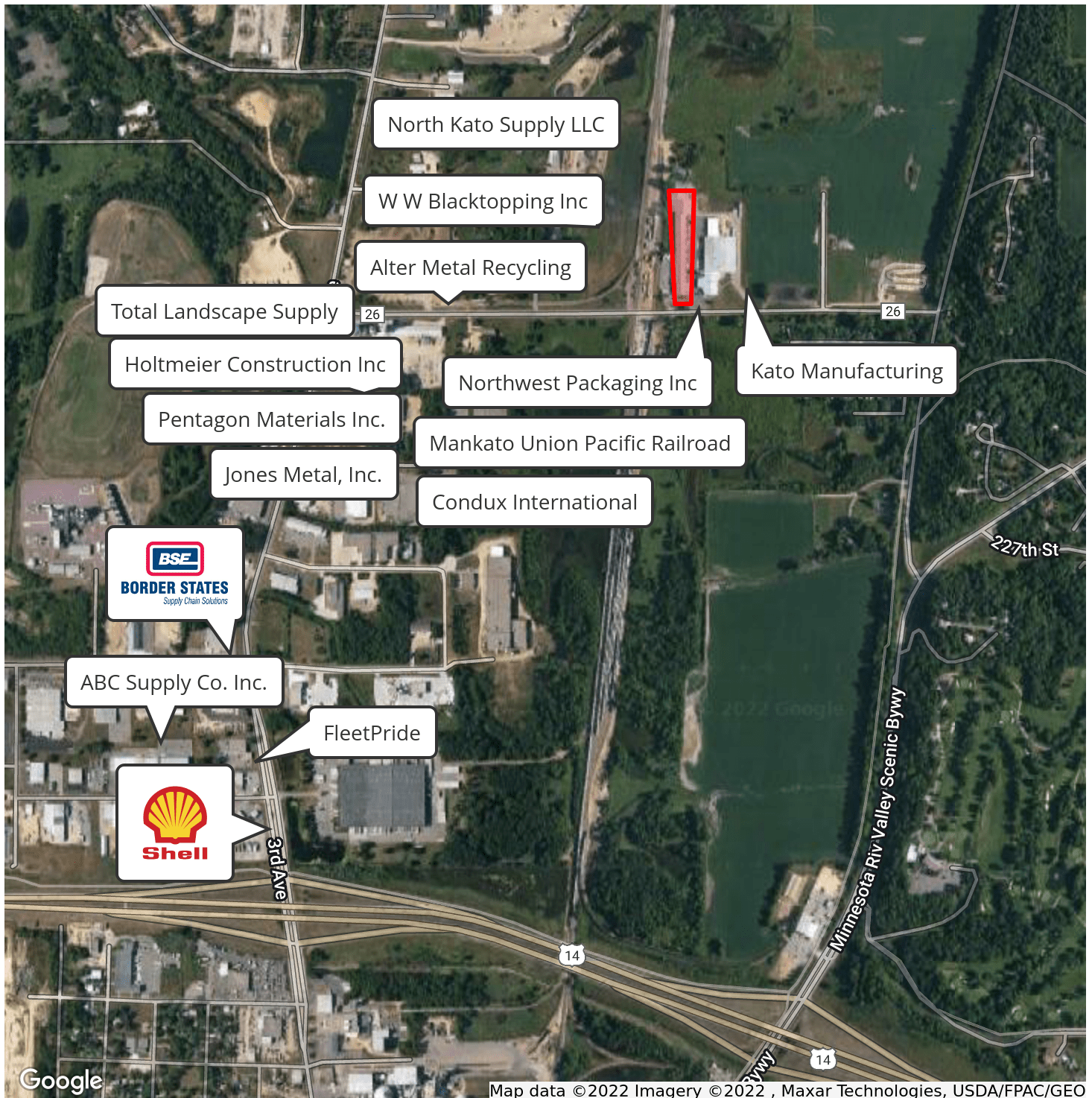
ADDITIONAL PHOTOS



LEASE

INDUSTRIAL ROAD/CITY OF MANKATO

AERIAL/RETAILER MAP



LEASE

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DAVID SCHOOFF CCIM SIOR CPM

President | Managing Broker | Owner

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Direct: 507.382.2403

PROFESSIONAL BACKGROUND

David Schooff, SIOR/CCIM has been President and Managing Broker of Fisher Group of Mankato, Inc. since 2006. Fisher Group, is the holdings company for Coldwell Banker Commercial Fisher Group, Fisher Management and Fisher Development. In his role, he manages the day-to-day operations of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial and multi-family.

Schooff has formed an extensive real estate investment portfolio throughout Minnesota. He is one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network nationwide and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than three times during his real estate career. He is the only Broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations.

Prior to his work at CBC Fisher Group, he was the President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation, Minnesota State University Hoops Club and is the Board Chair for Feeding Our Communities Partners (Backpack Food Program) among others. Periodically, he serves as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University, Mankato teaching courses in Community Leadership, Economic Development and Downtown Revitalization. Schooff also plays an integral role in growing businesses in the Greater Mankato area by investing in, and revitalizing properties in downtown Mankato and St. Peter. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. A Chicago native and avid sports fan, he enjoys rooting for the Bears on Sundays and has been a Brewers fan since childhood. When they aren't jet-setting across the globe, Schooff lives in Mankato with his wife, Michelle. They are members of Hosanna Lutheran Church and have been married almost 20 years.

Fisher Group

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