



# CLEAR LAKE

300 16th Ave SE, Waseca, MN 56093



## PROPERTY DESCRIPTION

Former printing house. Has a nice mix of office and Distribution SF. Some ceiling at 23 ft and some at 14 ft. Clean building in Waseca county and city below average property tax.

## PROPERTY HIGHLIGHTS

- Great Hwy Access.
- Heavy Power in the building.
- Large parking area
- Multi Break areas
- Some office
- Multiple dock areas
- Explosion Room
- Good Work Force

## OFFERING SUMMARY

Sale Price:	\$1,980,000
Lease Rate:	\$4.50 SF/yr (NNN)
Available SF:	47,576 SF
Lot Size:	5.3 Acres
Building Size:	47,576 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	545	6,117	7,730
Total Population	1,569	16,042	20,432
Average HH Income	\$53,626	\$55,474	\$58,390

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14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124



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Building Name	Clear Lake
Property Type	Industrial
Property Subtype	Manufacturing
APN	172230010
Building Size	47,576 SF
Lot Size	5.3 Acres

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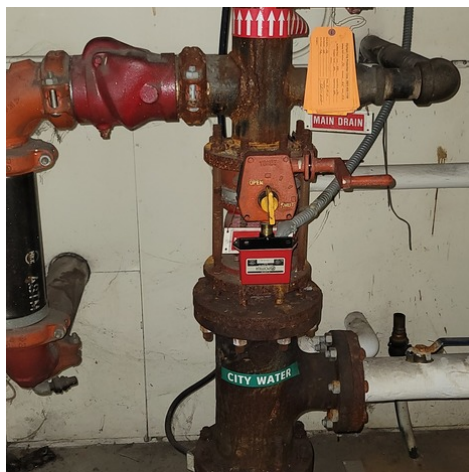
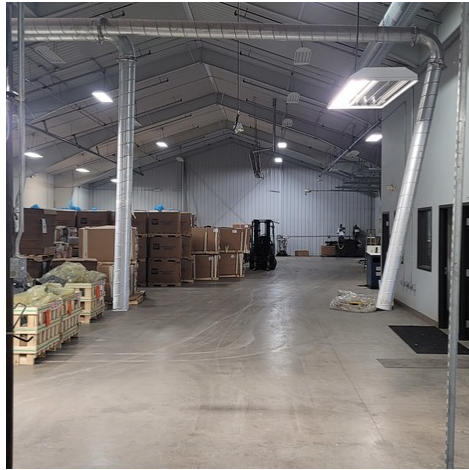
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# INDUSTRIAL FOR SALE & LEASE

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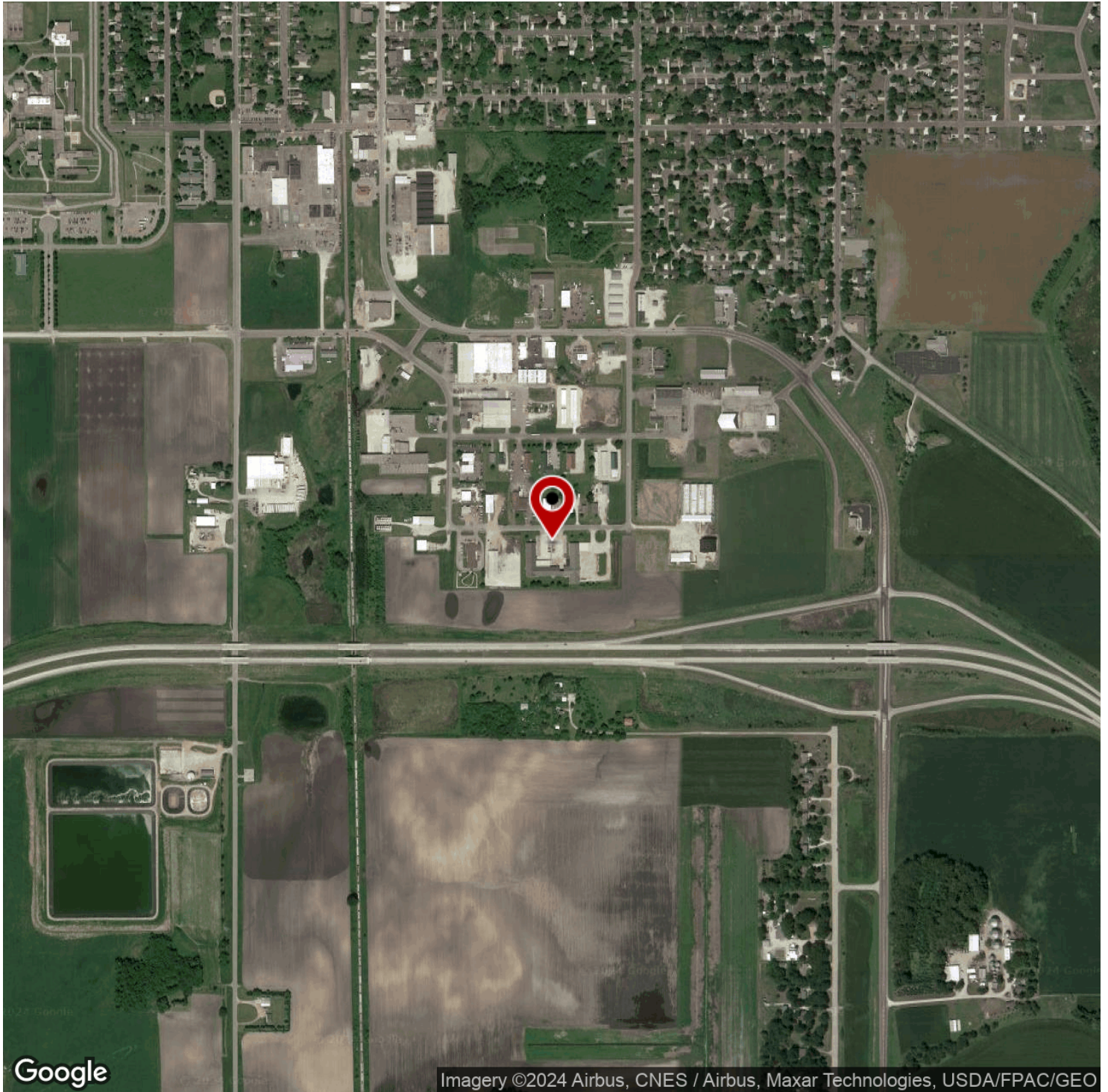
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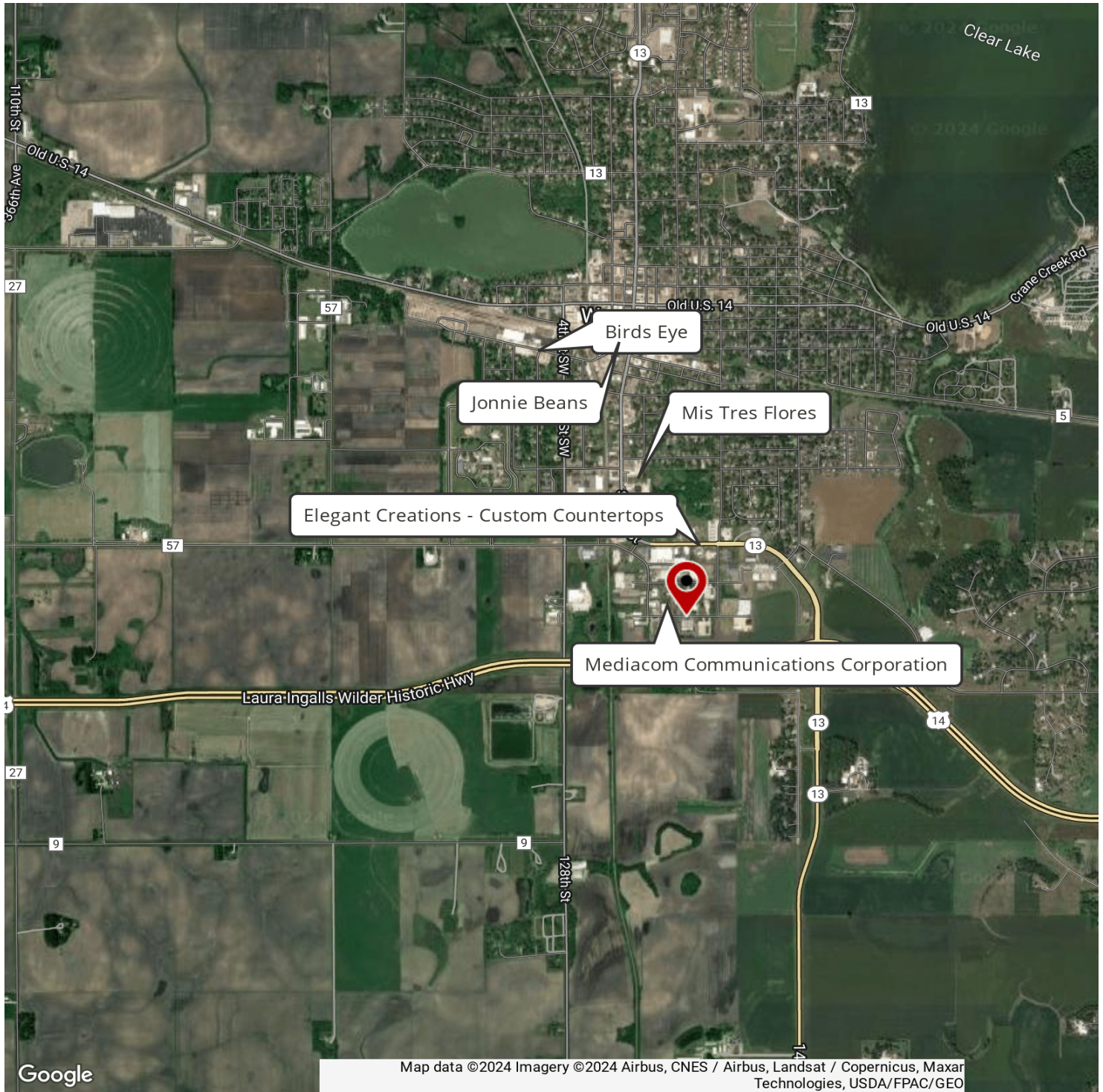
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