

FOR SALE or LEASE WASECA - 16TH AVE. 300 SE



300 16th Ave. SE Waseca, MN 56093

PROPERTY OVERVIEW

This industrial property, conveniently located near the new US Highway 14 and MN Highway 13 interchange in south Waseca, offers huge warehouse space with 7,575 sq ft of finished office space. The exterior is 14' metal clad walls and roof for extra durability and limited maintenance. Walls are fully insulated with 480 volt 3 phase 800 amp electrical service. The offices have forced air heat, air conditioning, lunchroom and 3 bathrooms. Factory has radiant heat, sprinkler system, 7 loading docks with 9x10 doors, plus a ramp for two additional docks. This property is a must see!

FOR MORE INFORMATION CONTACT:

James Halbur
james.halbur@cbcfishergroup.com

DETAILS

LOT SIZE:	5.30 Acres
BLDG SIZE:	46,450 SQ FT
SALE PRICE:	\$2,300,000.00
LEASE PRICE:	\$3.25 SQFT Triple Net
CAM	\$2.00 SQ FT
TAXES:	\$71,118.00 (2017)
ZONING:	Industrial

Direct (507) 625-0982
Cell (507) 317-2353

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Coldwell Banker Commercial
Fisher Group
1961 Premier Drive
Suite 404
Mankato, MN 56001

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Main Entrance
Front Office



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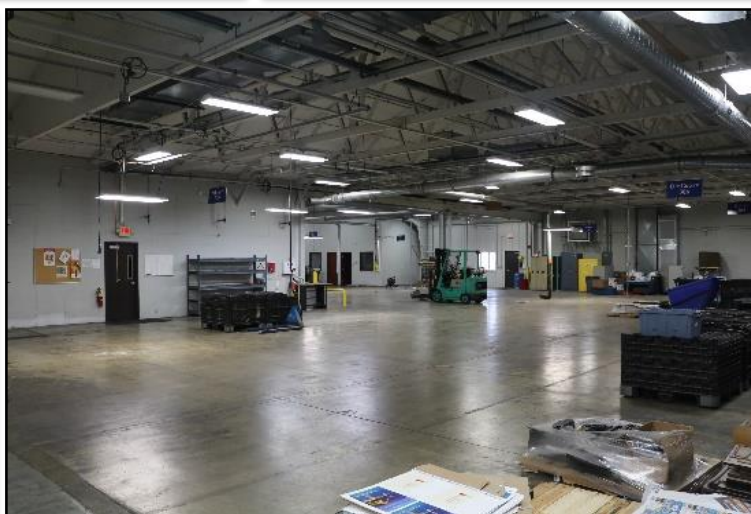
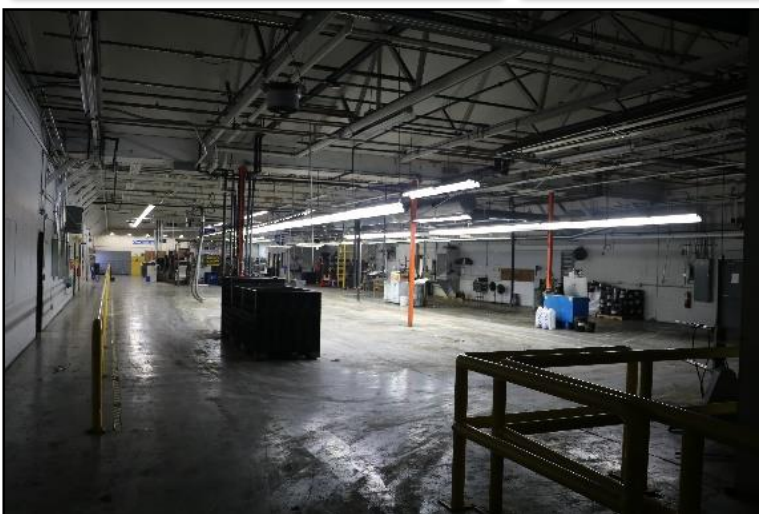
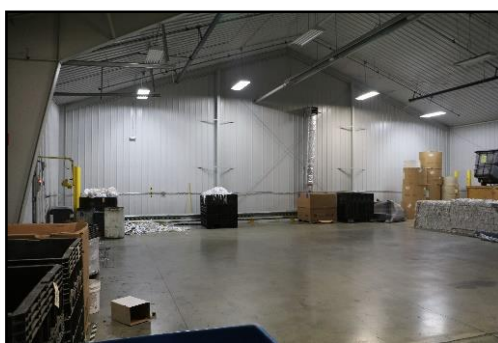
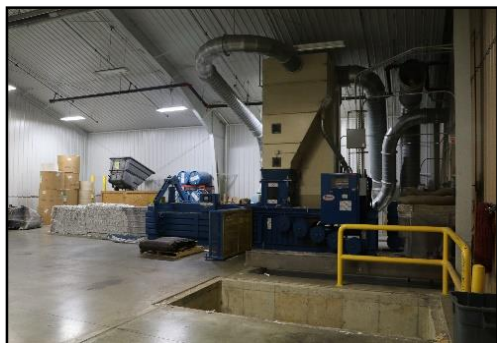
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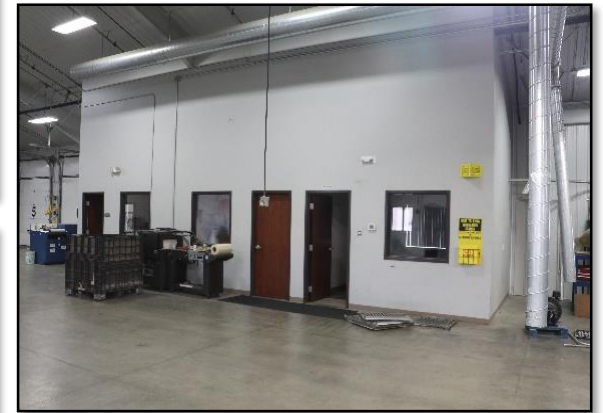
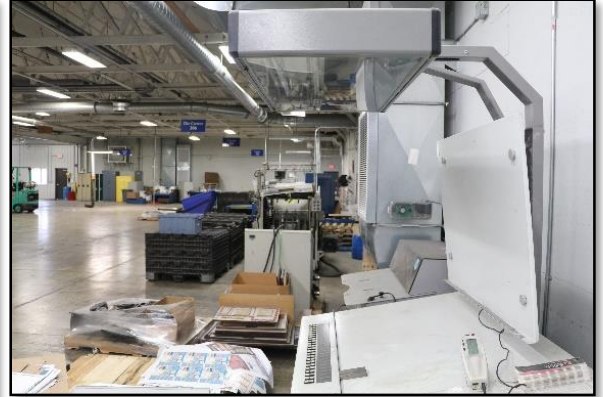
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Main Factory



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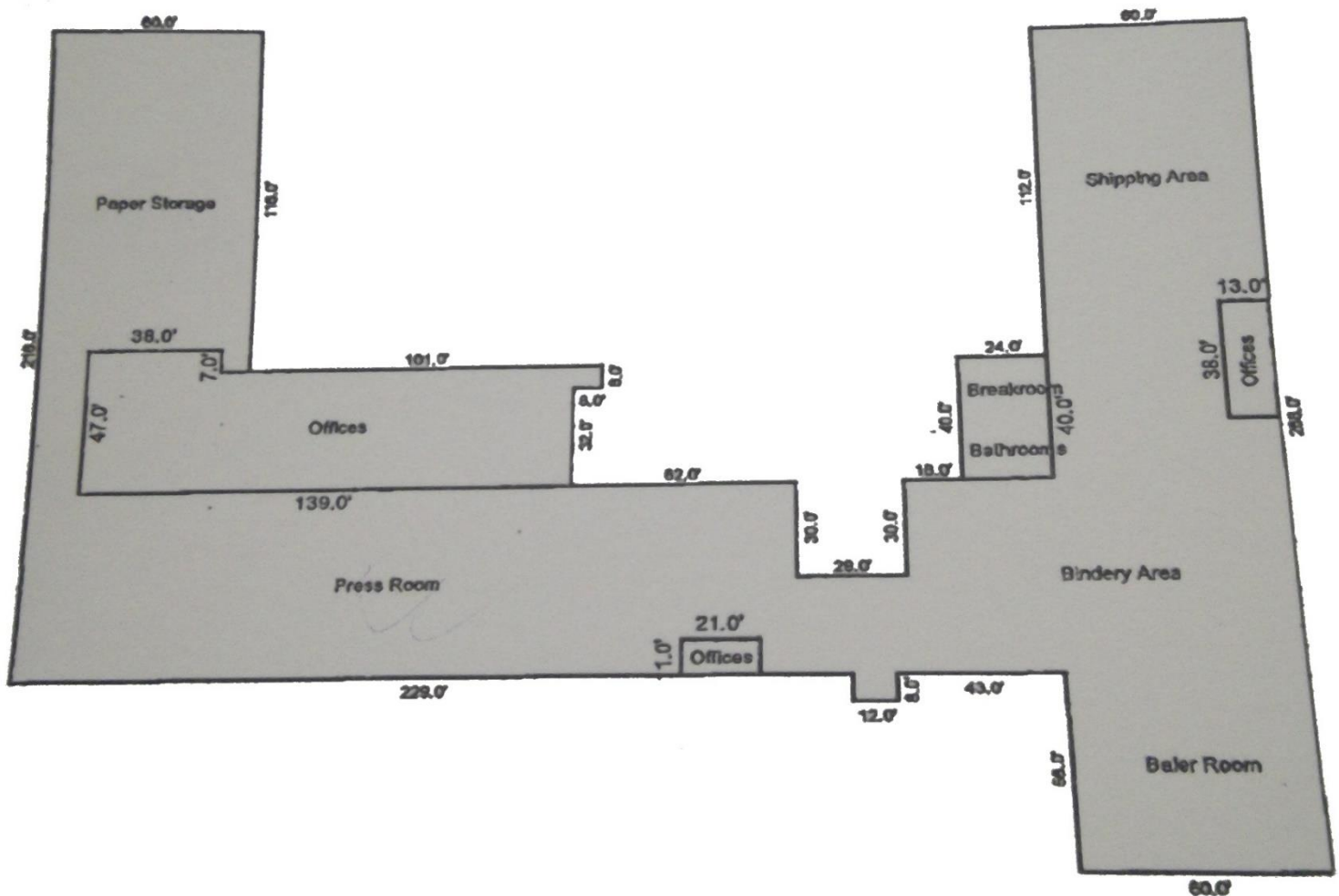


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Floor Plan

Building Sketch



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