

TECH DRIVE

3000 Technology Drive, Mankato, MN 56001



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
AVAILABLE SF:	27,500 SF
LEASE RATE:	\$10.00 SF/yr (NNN)
LOT SIZE:	1.78 Acres
YEAR BUILT:	2017
BUILDING SIZE:	25,000 SF
ZONING:	Flex
PRICE / SF:	\$100.00

PROPERTY OVERVIEW

22,500 sf wide open space shop/manufacturing with 2 story 2500 sf each level for a total of 5000 sf. Built in 2017 modern design and steel building materials. room to expand another 10,000 sf of building.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

INDUSTRIAL FOR SALE & LEASE

TECH DRIVE

3000 Technology Drive, Mankato, MN 56001



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/

TECH DRIVE

3000 Technology Drive, Mankato, MN 56001



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

JAMES HALBUR
Director
O: 507.317.2353
jhalbur@kwcommercial.com

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.

Each Office Independently Owned and Operated kwcmidwest.com/