

Prime Industrial Flex Space for Lease | Red Wing Energy Park

5140 Moundview Dr, Red Wing, MN 55066



PROPERTY SUMMARY

- Versatile Flex Configurations
- Seamless Logistics & Loading
- High-Capacity Industrial Infrastructure
- Ample Employee & Client Parking



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Property Features

- Versatile Flex Configurations
- High-Capacity Industrial Infrastructure
- Seamless Logistics & Loading
- Ample Employee & Client Parking

Total Size

4,060 SF - 23,982 SF

Lease Rate

\$9 SF



Discover a premier leasing opportunity at 5140 Moundview Dr. This industrial building offers up to 23,982 SF of highly adaptable space, perfectly suited for light manufacturing, warehousing, or professional office use. The property is currently configured into three distinct suites that can be leased individually or combined to suit your operational needs. All dimensions to be verified prior to leasing signing.





- **Office Suite: Area 2 (4,060 SF)** Professional layout featuring a large conference room.
- **Warehouse A: Area 3 (11,352 SF)** High-efficiency space with a dedicated drive-in door and employee lunchroom. The owner would like to have shared access to this space for future intentions to grow.
- **Warehouse B: Area 4 (8,569 SF)** Features a loading dock, drive-in door, and integrated professional office space with a large conference room and break area.

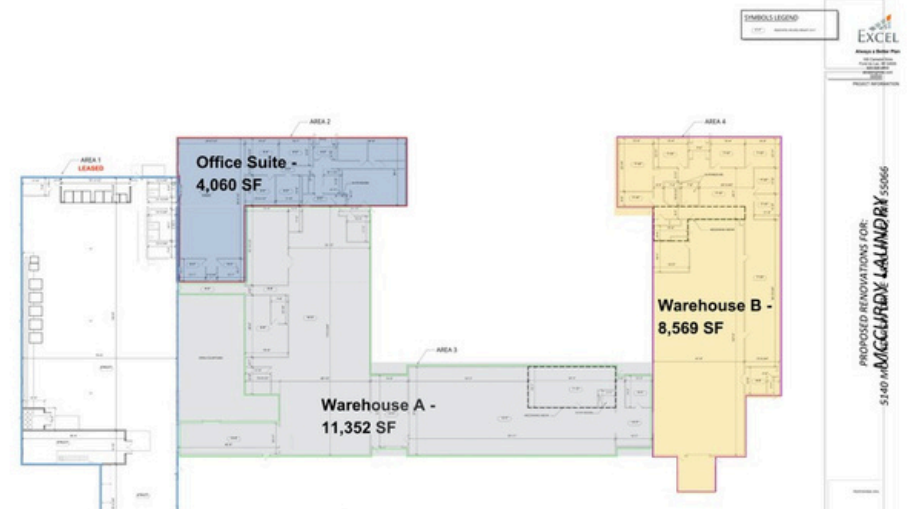
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Property Features

- Turn-Key Professional Layout: Large windows and a functional mix of private offices and collaborative space
- Premium Amenities: Includes a high-end conference room and dedicated restroom facilities.
- Opportunity Zone Benefits: Ideal for growing firms looking to leverage local tax and business incentives.

Elevate your business presence in this high-image, 4,060 SF professional office wing. Featuring a sophisticated layout with a large formal conference room, private offices, and a dedicated entrance, this space offers the quiet and prestige of an office park with the logistical benefits of an industrial hub.



Professional Corporate Office Suite

Area 2

Lease
Rate
\$9 SF

Total Size
4,060 sqft



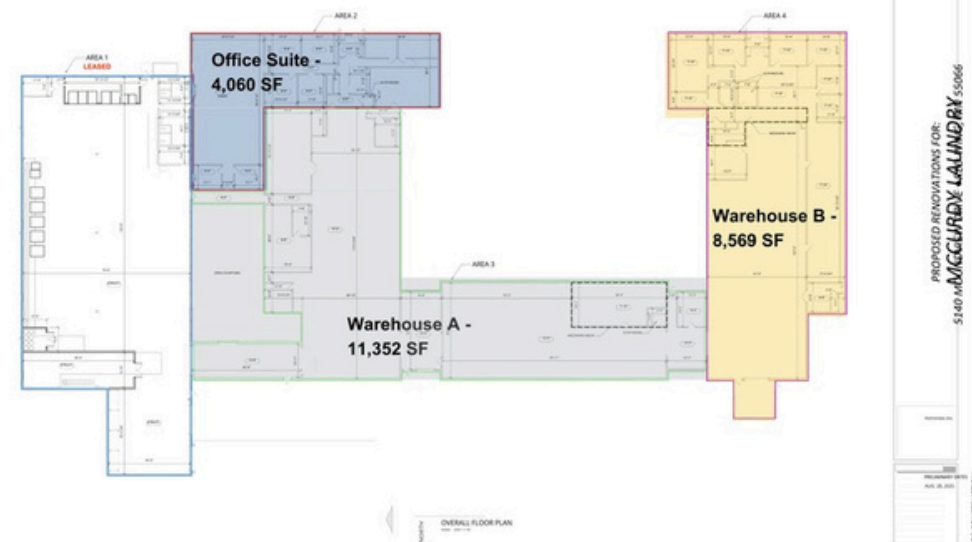
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Designed for productivity, this 11,352 SF industrial suite offers a perfect balance of shop floor and employee amenities. With 3-phase power and a dedicated 12' drive-in door, it is optimized for light manufacturing, assembly, or technical services.

Property Features

- **Operator Comfort:** Features a dedicated employee lunchroom and break area within the suite.
- **Industrial Infrastructure:** Equipped with 3-phase power and a fully sprinkled wet system for safety.
- **Direct Access:** Private drive-in loading (12' x 10') for seamless equipment and material handling.

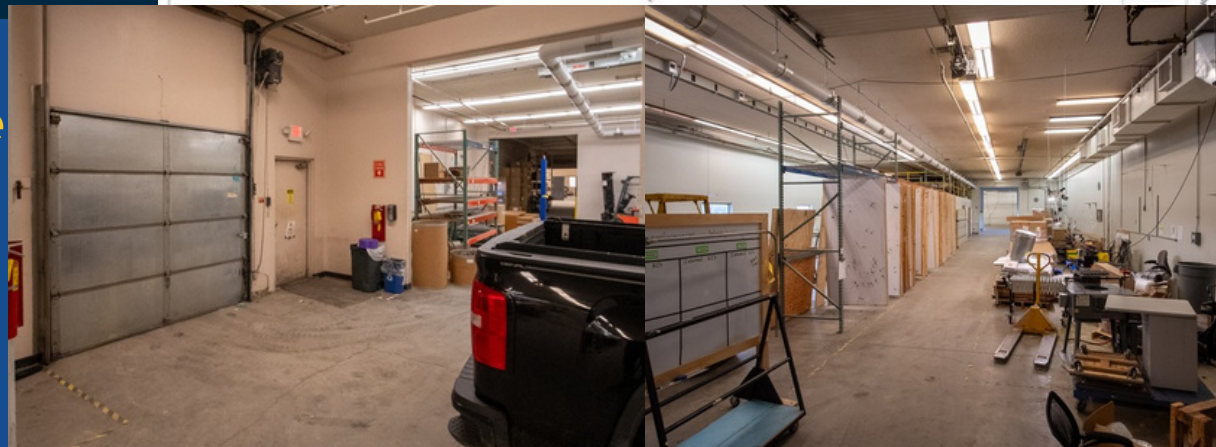


High-Efficiency Manufacturing & Flex Space

Area 3

Lease Rate
\$9 SF

Total Size
11,352 sqft



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The ultimate "plug-and-play" logistics space. This 8,569 SF suite features both a dedicated loading dock and a drive-in door, making it the most versatile shipping/receiving bay in the building. Includes a small integrated office for floor management.

Property Features

- **Dual Loading Capability:** Features both a Loading Dock and a 12' x 10' Drive-In door.
- **Manager's Office:** Includes "on-floor" office space to keep operations and administration connected.



Distribution & Logistics Suite with Loading Dock

Area 4

Lease Rate
\$9 SF

Total Size
8,569 sqft



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