



## 2415 3rd Ave Industrial Lease

2415 3rd Ave  
Mankato, Minnesota 56001

### Property Overview

2415 3rd Avenue is a functional industrial facility with a proven logistics pedigree—formerly the True Value Hardware Distribution Center and currently operated by Volk Transfer. The building is well-suited for warehouse/distribution, cross-dock, storage, and light industrial users seeking scalable operations. Clear, straightforward utility supports and an industrial design profile provide an efficient platform for racking, staging, and fleet movement. Tenant-friendly lease terms may be available to align with occupancy timelines, operational needs, and growth objectives. A recognizable, legacy industrial asset in Mankato, this property supports strong branding, reliability, and day-one usability for qualified users.

### Property Highlights

- Up to 115,000 Square Feet
- Demisable for Smaller Users (5,000+ SF)
- Access to US 14, US 169, MN 60
- Potential Rail Yard Connection
- 24' Ceilings
- 30 Ext. Docks
- 7 Drive-ins/8'x10'
- 313 Parking Spaces (1:1,000 SF)
- Outside Storage Capacity

### Offering Summary

#### For More Information

**David Schooff**

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## Location Overview

Mankato, MN is a premier location for industrial development, offering outstanding connectivity for warehouse, distribution, manufacturing, and truck terminal or hub operations. Strategically positioned at the crossroads of US Hwy 14, US Hwy 169, and MN 60, Mankato provides direct, four-lane access to regional and interstate routes, making it easy to move goods throughout the Midwest and beyond. The city features robust infrastructure, proximity to active rail lines, and a strong local workforce, making it an ideal hub for businesses seeking to optimize supply chains and expand their operational footprint.

### Spaces

2415 3rd Ave

### Lease Rate

\$5.00 - 8.00 SF/yr

### Space Size

5,000 - 115,000 SF

### Demographics

Total Households

#### 5 Miles

25,345

#### 15 Miles

39,025

#### 30 Miles

76,232

Total Population

63,314

101,009

194,522

Average HH Income

\$96,148

\$102,654

\$103,721

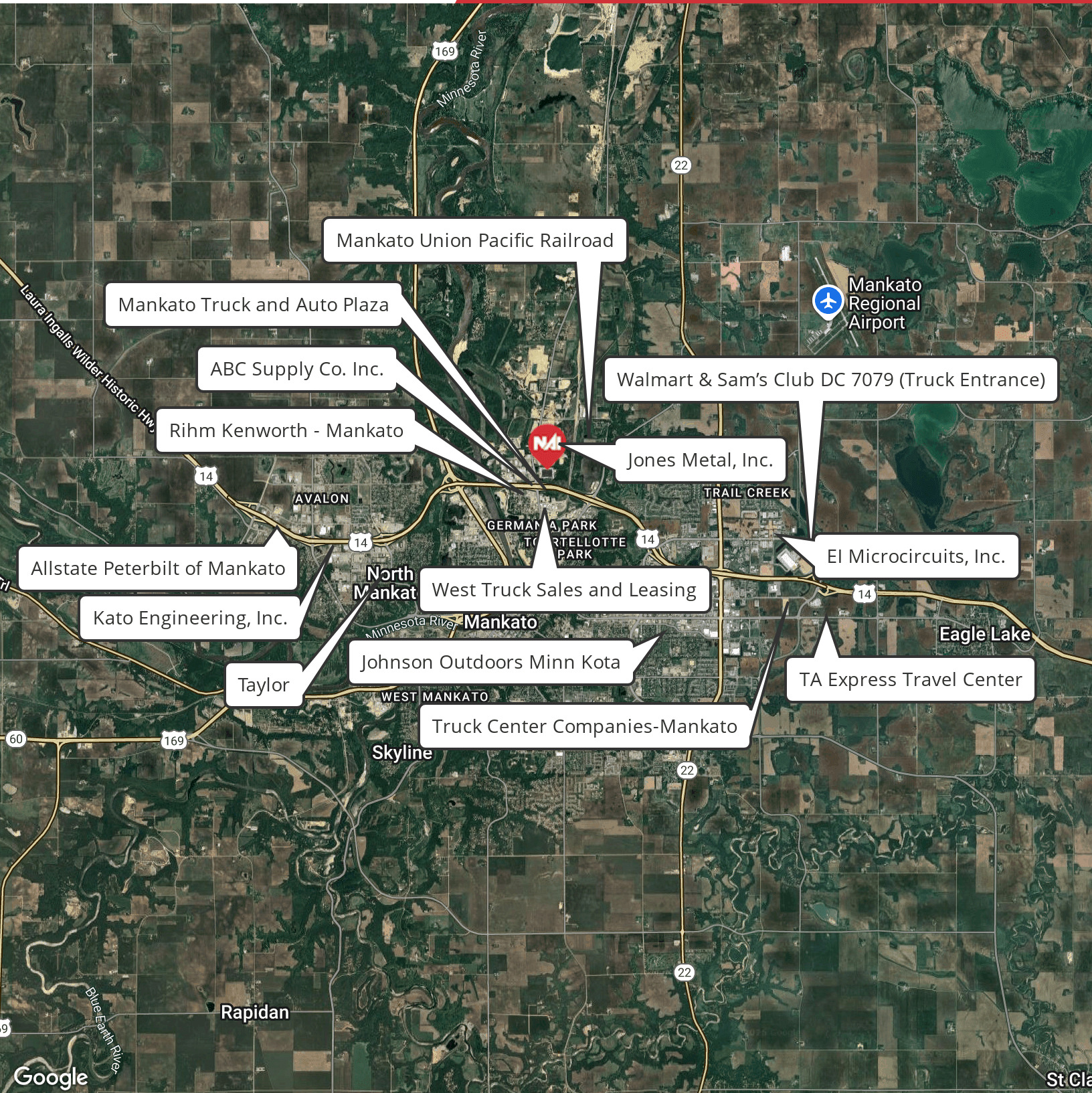


## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	5,000 - 115,000 SF	<b>Lease Rate:</b>	\$5.00 - \$8.00 SF/yr

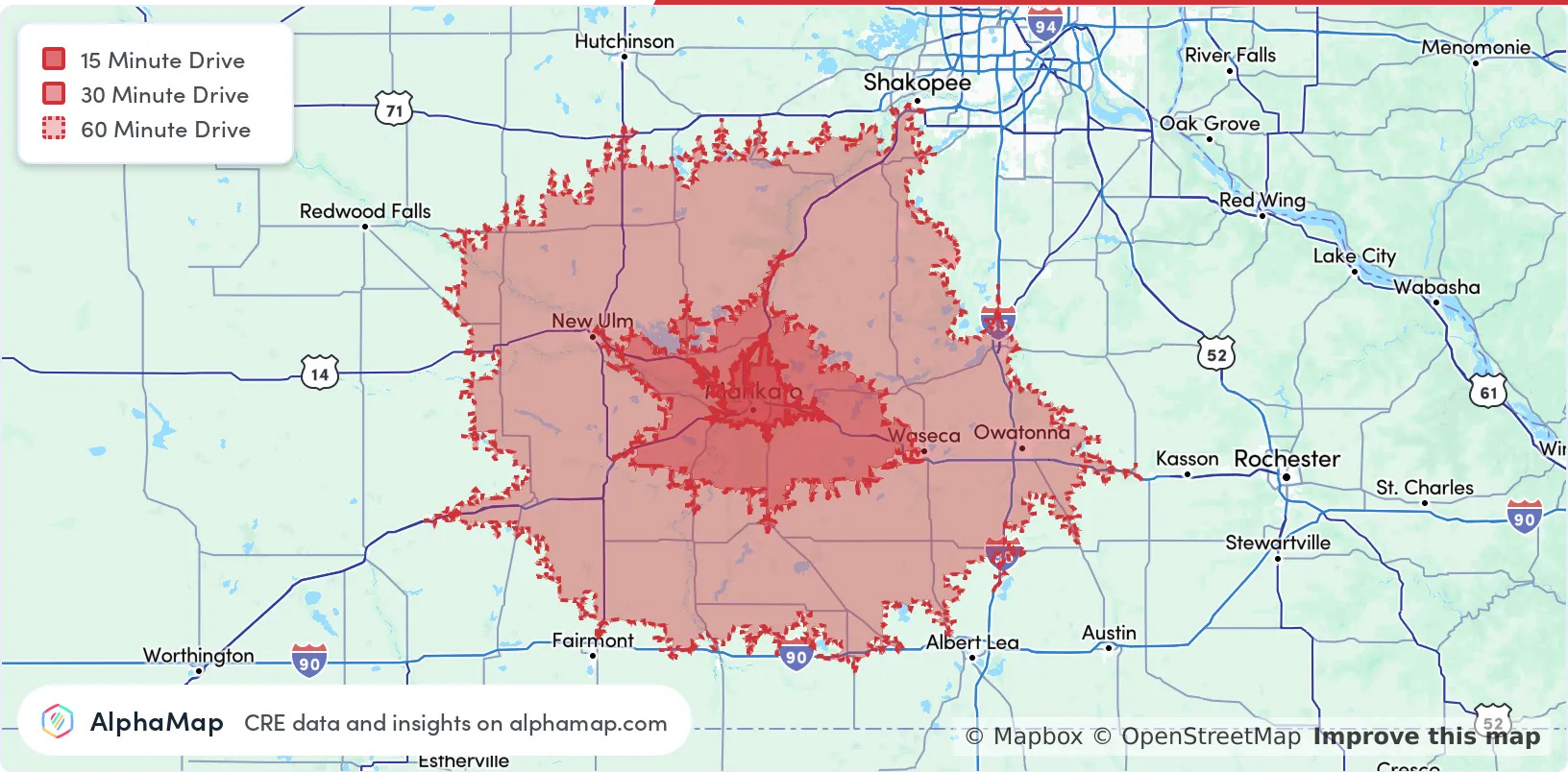
## Available Spaces

Suite	Tenant Size (SF)	Lease Type	Lease Rate	Description	
2415 3rd Ave	Available	5,000 - 115,000 SF	NNN	\$5.00 - \$8.00 SF/yr	Demisable up to 115,000 contiguous square feet.



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1400 Madison Avenue, Suite 730  
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### Population

	15 Minutes	30 Minutes	60 Minutes
<b>Total Population</b>	67,550	105,511	299,686
<b>Average Age</b>	37	38	40
<b>Average Age (Male)</b>	36	37	39
<b>Average Age (Female)</b>	38	39	41

### Household & Income

	15 Minutes	30 Minutes	60 Minutes
<b>Total Households</b>	26,861	40,828	116,983
<b>Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$96,342	\$102,294	\$102,792
<b>Average House Value</b>	\$296,081	\$305,823	\$301,453
<b>Per Capita Income</b>	\$38,536	\$39,343	\$39,535

Map and demographics data derived from AlphaMap

**David Schooff**

CEO | Broker

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**Professional Background**

David Schooff has been an active real estate broker since 2006. David's personal portfolio boasts nearly 1 million square feet of commercial investments and he has produced more than \$40 Million in total transaction volume in his 17 years of practice. He is the only Broker in Greater Mankato to hold the prestigious SIOR, CCIM and CPM commercial real estate designations. His long term relationships with investors, developers and lenders have contributed to his widespread success.

David was formerly President and CEO of a CBC affiliate office in Mankato, Minn. He franchised the local office with the CBC brand, making it a household name in the region. In his role, he grew the company to an annual transaction volume of more than \$50 million and oversaw all sales and leasing activity. David was one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than four times during his real estate career.

Prior to his work in CRE, David was the President/CEO of the Greater Mankato Chamber of Commerce and the Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. He continues to play an integral role in growing businesses in the area by investing in, and revitalizing properties across rural Minnesota. He also owns several Dunkin' Donuts franchises, and swears it is the best cup of coffee money can buy.

David is passionate about travel and loves to experience new destinations with his wife, Michelle. David loves giving back to the community and has a soft spot for Feeding Our Communities Partners, Minnesota State Hockey and Athletics, and has a scholarship fund with the Mankato Area Foundation to support students pursuing degrees in trade industries. He and Michelle recently adopted an aging shih tzu, Juno, who keeps them on their toes daily. David continues to inspire young investors and support professional development within the industry, having recruited and trained top performers in sales, leasing and property management.

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