

INDUSTRIAL BUILDING AND LAND FOR SALE OR LEASE



INDUSTRIAL LAND WITH HOOP SHED & OFFICE/SHOP SPACE

1716 N 3rd St, Saint Peter, MN 56082



PROPERTY DESCRIPTION

Shovel-ready lot with excellent year-round accessibility and great road access. The property includes a hoop shed and ample outdoor storage, making it ideal for a variety of uses. The 5536 sf building is climate controlled for year round comfort. Lease rate is for land pricing only! The 5536 sf building can be leased for \$8/sf NNN. The 1440 sf Hoop shed can be leased for \$3/sf.

PROPERTY HIGHLIGHTS

- 8.78 Ac Land lease rate \$0.50/sf
- 5536 sf building \$8/sf NNN
- 1440 sf Hoop shed \$3/sf NNN
- Climate controlled building for year round comfort
- Shovel Ready lot
- Outside Storage
- Flat land
- Great Access to roads

OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Sale Price: | \$1,200,000 |
| Lease Rate: | \$0.50 - 8.50 SF/yr (MG; NNN) |
| Available SF: | 1,440 - 382,457 SF |
| Lot Size: | 8.783 Acres |
| Building Size: | 5,536 SF |

DEMOGRAPHICS

| | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 982 | 4,903 | 10,789 |
| Total Population | 2,316 | 13,810 | 26,920 |
| Average HH Income | \$68,960 | \$77,407 | \$79,116 |

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.

JAMES HALBUR

Director

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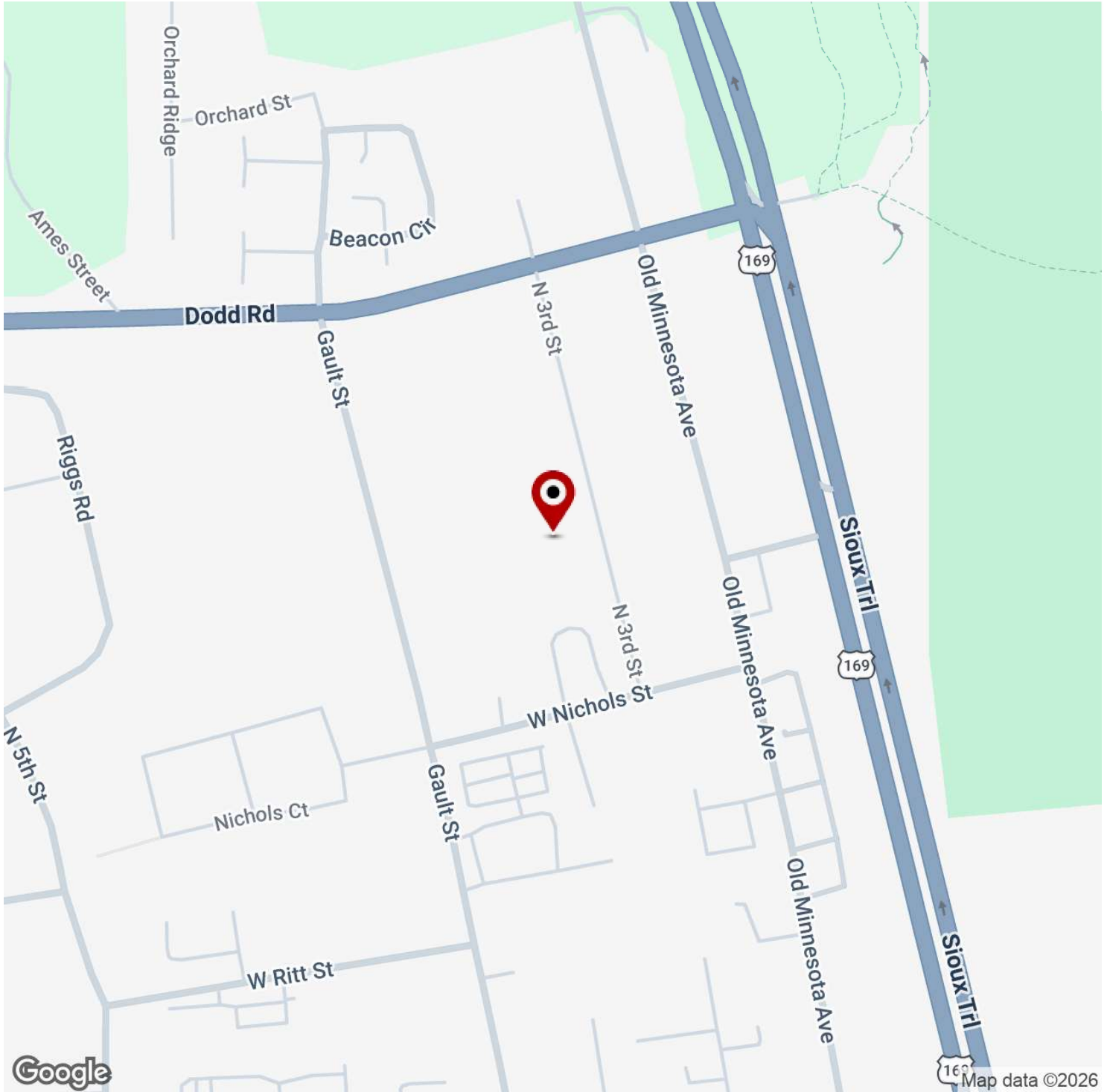
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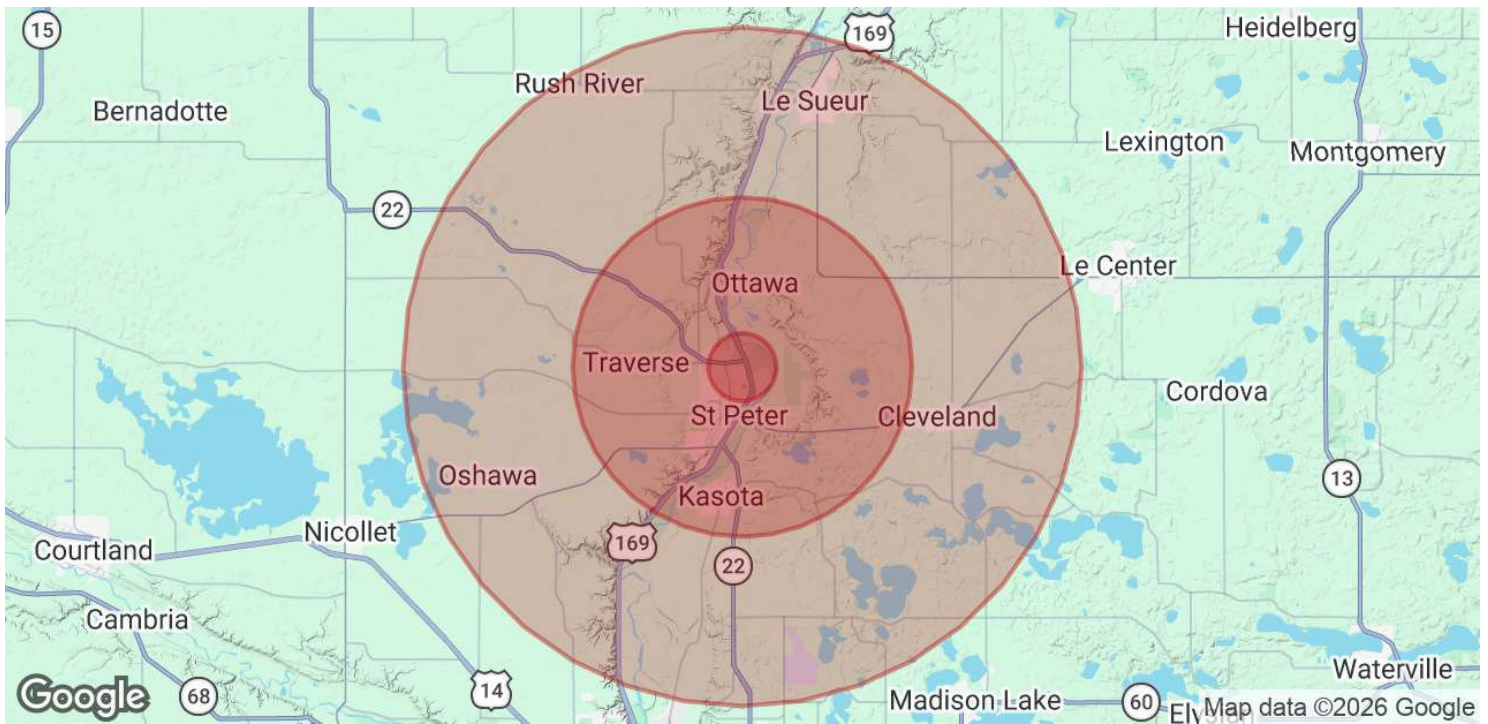
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,316 | 13,810 | 26,920 |
| Average Age | 36.4 | 35.6 | 37.7 |
| Average Age (Male) | 36.8 | 34.5 | 36.9 |
| Average Age (Female) | 36.4 | 37.9 | 38.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 982 | 4,903 | 10,789 |
| # of Persons per HH | 2.4 | 2.8 | 2.5 |
| Average HH Income | \$68,960 | \$77,407 | \$79,116 |
| Average House Value | \$179,293 | \$188,233 | \$216,958 |

2020 American Community Survey (ACS)

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