

514
E 9TH ST



ZUMBROTA
MN, 55992

FOR SALE OR LEASE

CBRE

PROPERTY HIGHLIGHTS



UTILITIES

Heated and air conditioned shop space



STORAGE

Additional Storage Areas Available for use



FLEXIBILITY

Space may be demised to accommodate tenant needs



INTERIOR

Modern design and flexible space allowance



UTILIZATION

Ideal for light industrial, service, or trade uses



PROPERTY INFORMATION

SITE DETAILS

LOT SIZE	Est 9.81 Acres
TOTAL BUILDING SIZE	Est 23,700 SQFT
SAFETY FEATURE	Building fully equipped with fire suppression system
UTILITIES	Every unit is separately metered
LIGHTING	Motion LED lighting & exterior lights
WIFI SERVICES	Fiber internet on whole site
LAWNCARE	Irrigation on grass areas

MAIN BUILDING

CLEAR HEIGHT	9-16.5 FT
DRIVE- IN DOOR	1 ea 10H X 17W
DRIVE- IN DOOR	1 ea 14H X 17 W
DRIVE-IN DOOR	1 ea 12.5H X 12W
DRIVE-IN DOOR	1 ea 14H X 24W
DRIVE-IN DOOR	1 ea 8H X 12W

AUX WAREHOUSE

CLEAR HEIGHT	14.5FT
DRIVE-IN DOOR	3 ea 14H X 16W
AMMENITIES	Fully Insulated
HEAT SOURCE	Radiant Heat
LIGHTING	LED



FINANCIALS

LEASE RATE	NEGOTIABLE
SALE PRICE	NEGOTIABLE

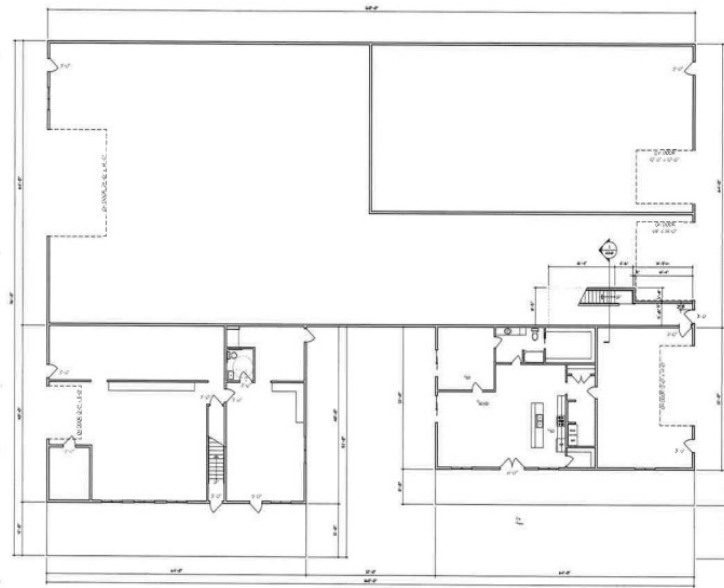
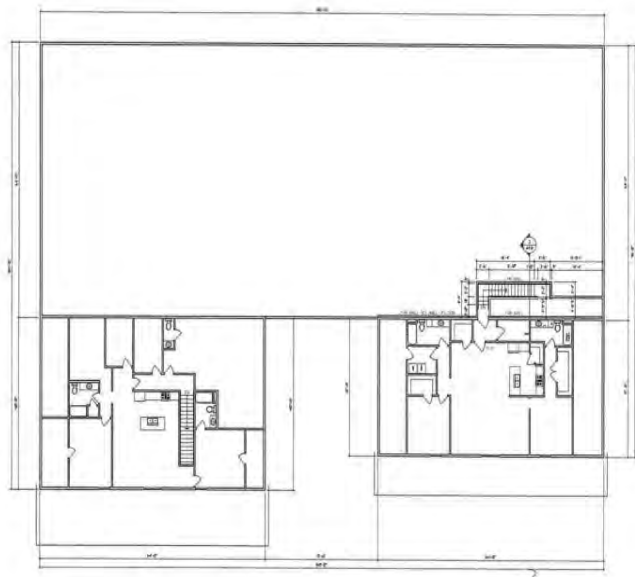
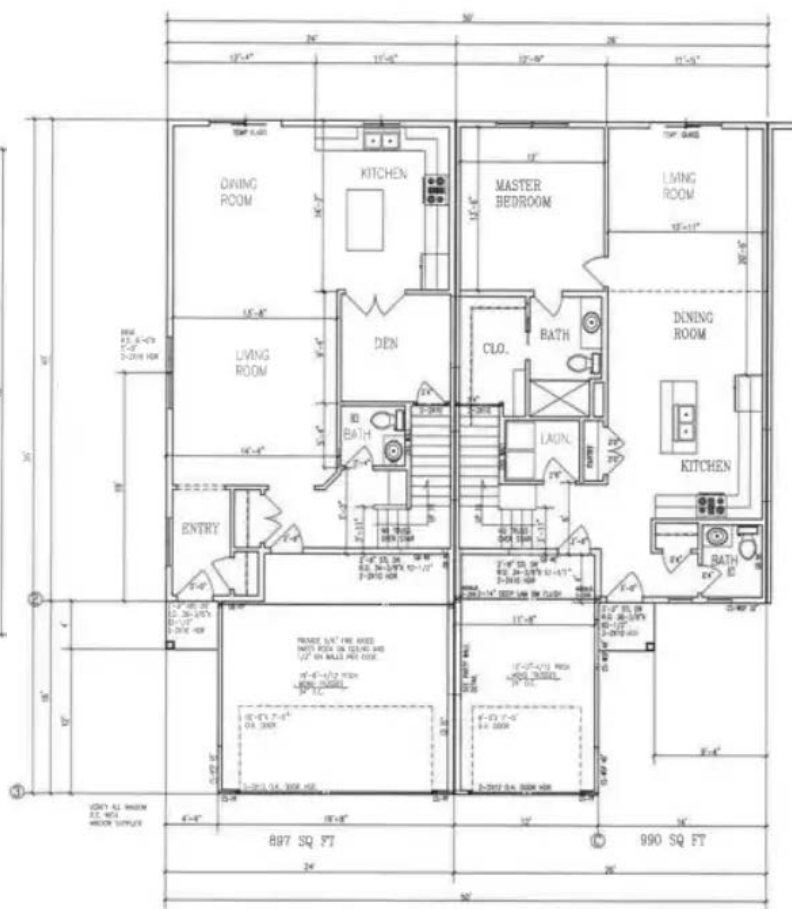
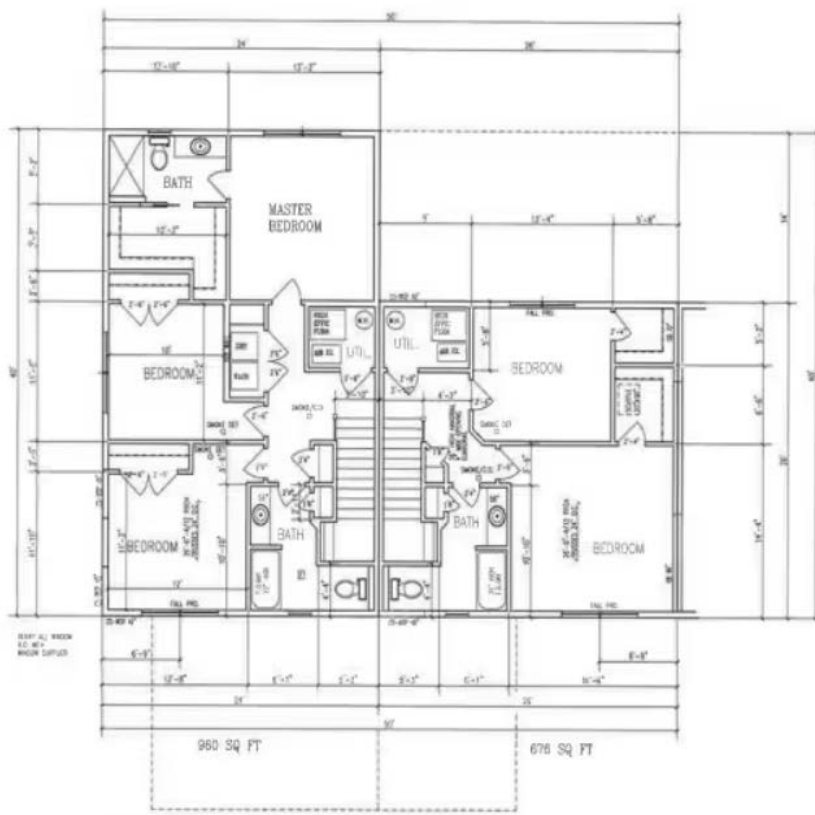


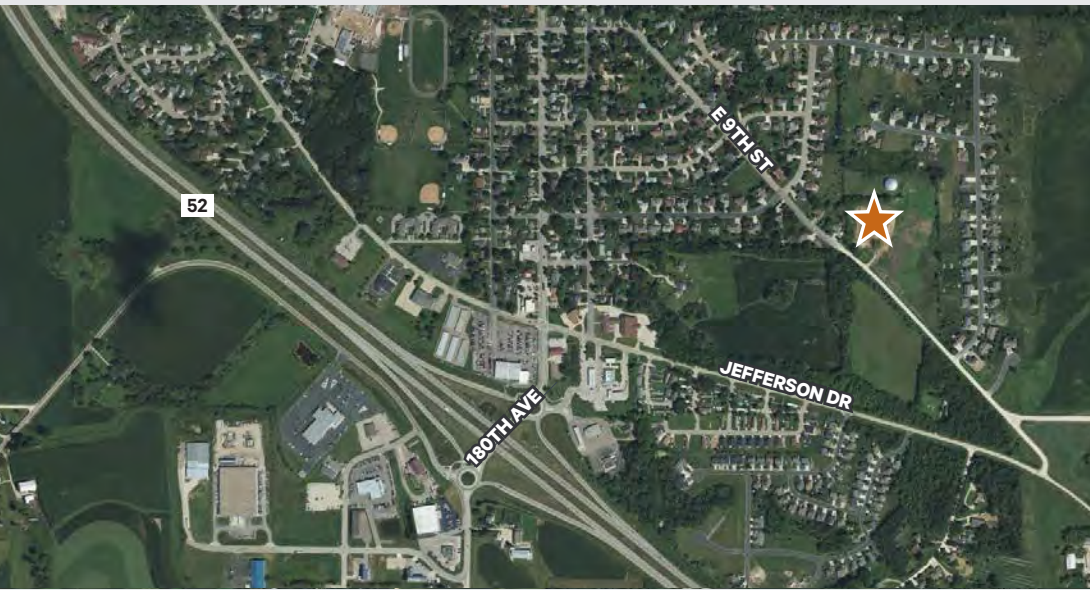
RESIDENTIAL

- The site contains three residential apartment units.

*Pictured here

FLOORPLANS





CITY OF ZUMBROTA

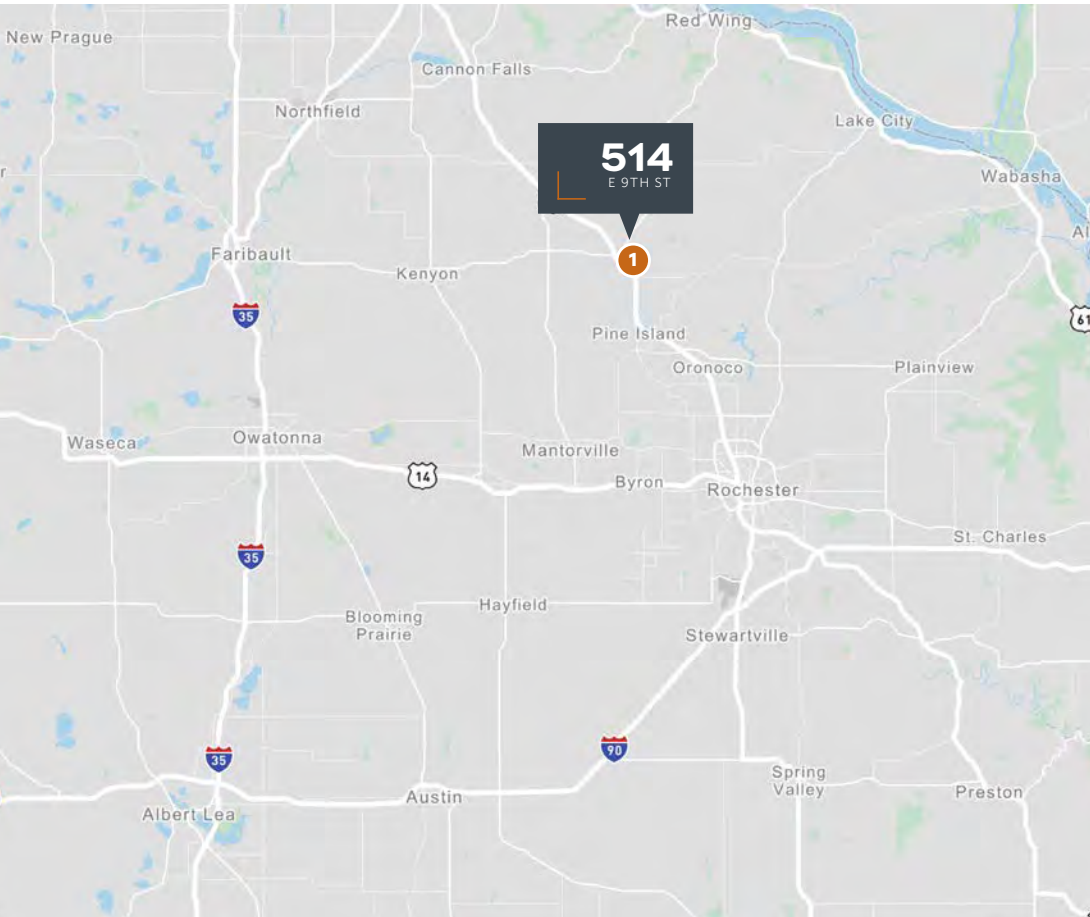
Zumbrota is a city situated in Goodhue County, Minnesota, United States. It lies along the North Fork of the Zumbro River. The city is served by major highways, including U.S. Route 52 and Minnesota State Highways 58 and 60. It is located in Southern Minnesota. The nearest airport to Zumbrota is Rochester (RST), which is approximately 27.9 miles away.

Zumbrota presents several compelling advantages for industrial companies:

Dedicated Industrial Development - The city has an active “Zumbrota Northwest Industrial Development” project, a collaborative effort between the City of Zumbrota, Goodhue County, and MnDOT to foster further industrial growthlink.

Strategic Transportation Access - The city benefits from improved and safe, grade-separated access to Highway 52 via a full-access interchange at Highway 60

Existing Industrial Presence - Zumbrota has already demonstrated its capacity to support industrial operations, as evidenced by the expansion of VersaCold Logistics, a cold storage warehouse and distribution facility, and Dairy Farmers of America, a major dairy processing plant that contributes significantly to the local economy



BRUENING ROCK PROD.

AMERICOLD LOGISTICS

CONCAST

DAIRY FARMERS OF AMERICA

52

JEFFERSON DR

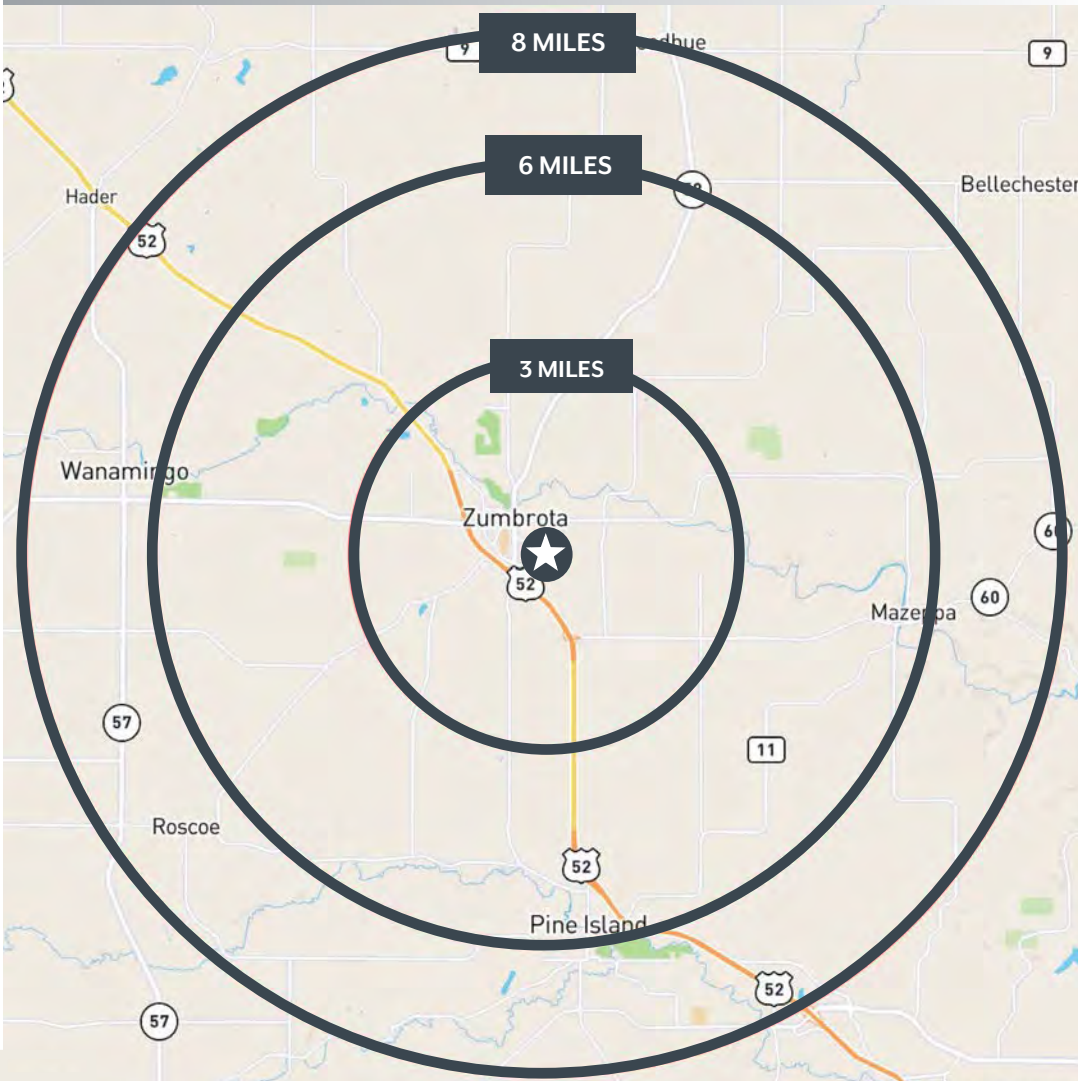
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MIDWEST FABRICATION & SUPPLY

MIDWEST LIVESTOCK SYSTEMS

AREA DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	3 MILES	6 MILES	8 MILES
POPULATION			
2025 Population - Current Year Estimate	4,582	8,666	13,936
2030 Population - Five Year Projection	4,644	8,814	14,148
2025-2030 Annual Population Growth	0.27%	0.34%	0.30%
HOUSEHOLDS			
2025 Households - Current Year Estimate	1,837	3,443	5,407
2030 Households - Five Year Projection	1,860	3,498	5,491
2020 Households - Census	1,778	3,321	5,233
2010 Households - Census	1,634	3,073	4,894
2020-2025 Annual Household Growth	0.62%	0.69%	0.62%
2025-2030 Annual Household Growth	0.25%	0.32%	0.31%
HOUSEHOLD INCOME			
2025 Average Household Income	\$98,404	\$105,838	\$109,678
2025 Median Household Income	\$89,673	\$93,349	\$93,506
HOUSING UNITS			
2025 Housing Units	1,934	3,597	5,698
2025 Owner Occupied Housing Units	1,474	2,778	4,405
PLACE OF WORK			
2025 Businesses	226	390	532
2025 Employees	2,050	3,476	4,834



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