



For Sale

Flex-Industrial + Office | HWY-52

1820 14th St NW, Rochester, MN 55901

CONTACT US

AJ Hawkins

Broker

507.259.6556

aj@northrockre.com



Flex-Industrial + Office | For Sale

Summary



OFFERING SUMMARY

Sale Price:	\$5,995,000
Property Type:	Flex- Industrial / Office
Total Building Size:	25,220 SF
Industrial Space:	14,460 SF
Office Space:	10,760 SF
Lot Size:	1.63 Acres
Parking Stalls:	34
Year Built / Renovated:	2016 / 2023
Overhead / Dock Doors:	8 / 2
Power:	800a/208v 3p 4w
Ceiling Clear Height:	18'-22'

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PROPERTY HIGHLIGHTS

- Easy access to major transportation routes
- Centrally located near the HWY-52 & HWY-14 Interchange
- Excellent Visibility on HWY-52 with 93,000 AADT
- Contemporary architectural design
- State-of-the-art amenities
- Flexible floor plans
- Ample parking
- Sophisticated common areas for collaboration

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Traffic Map



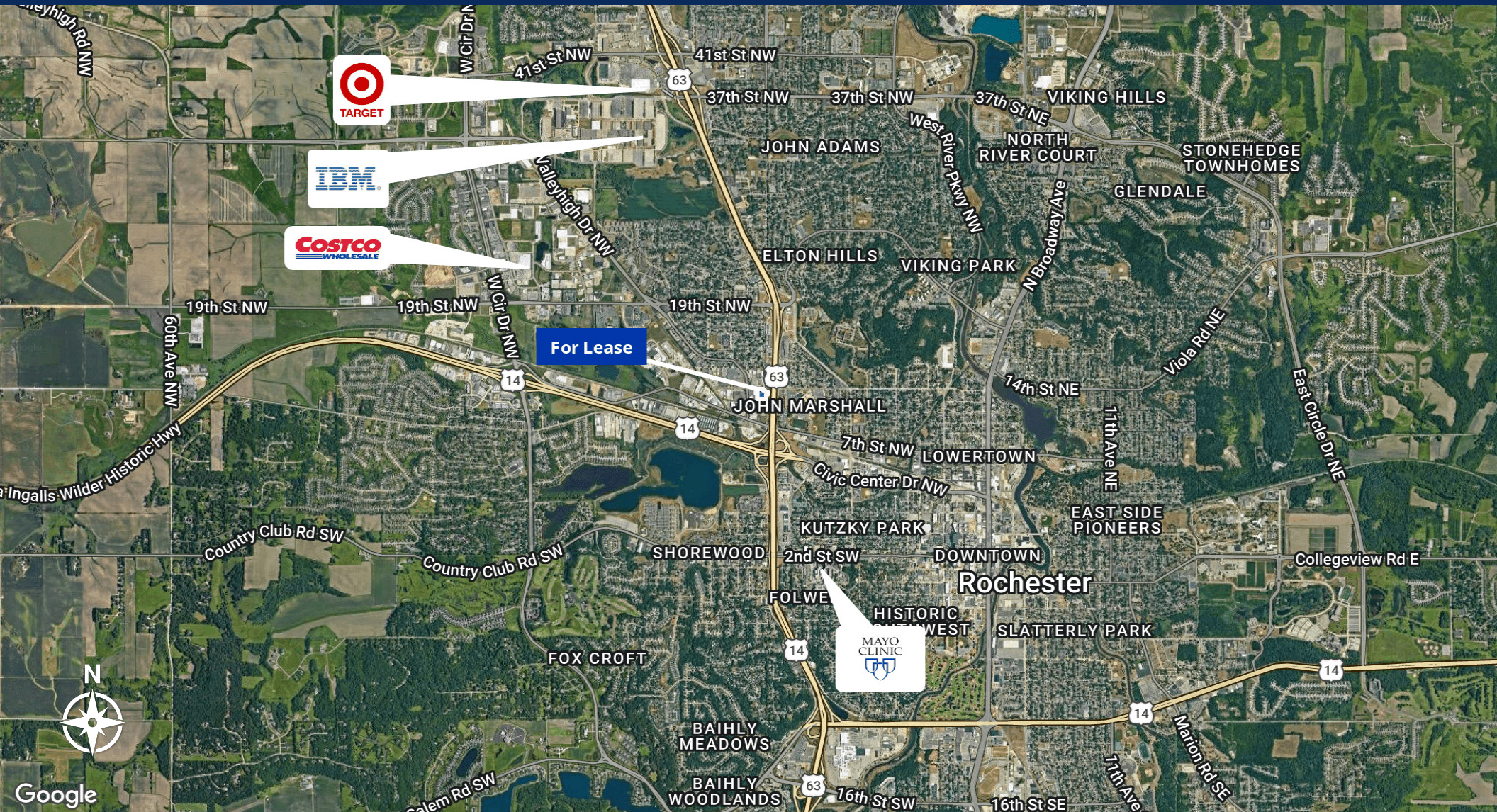
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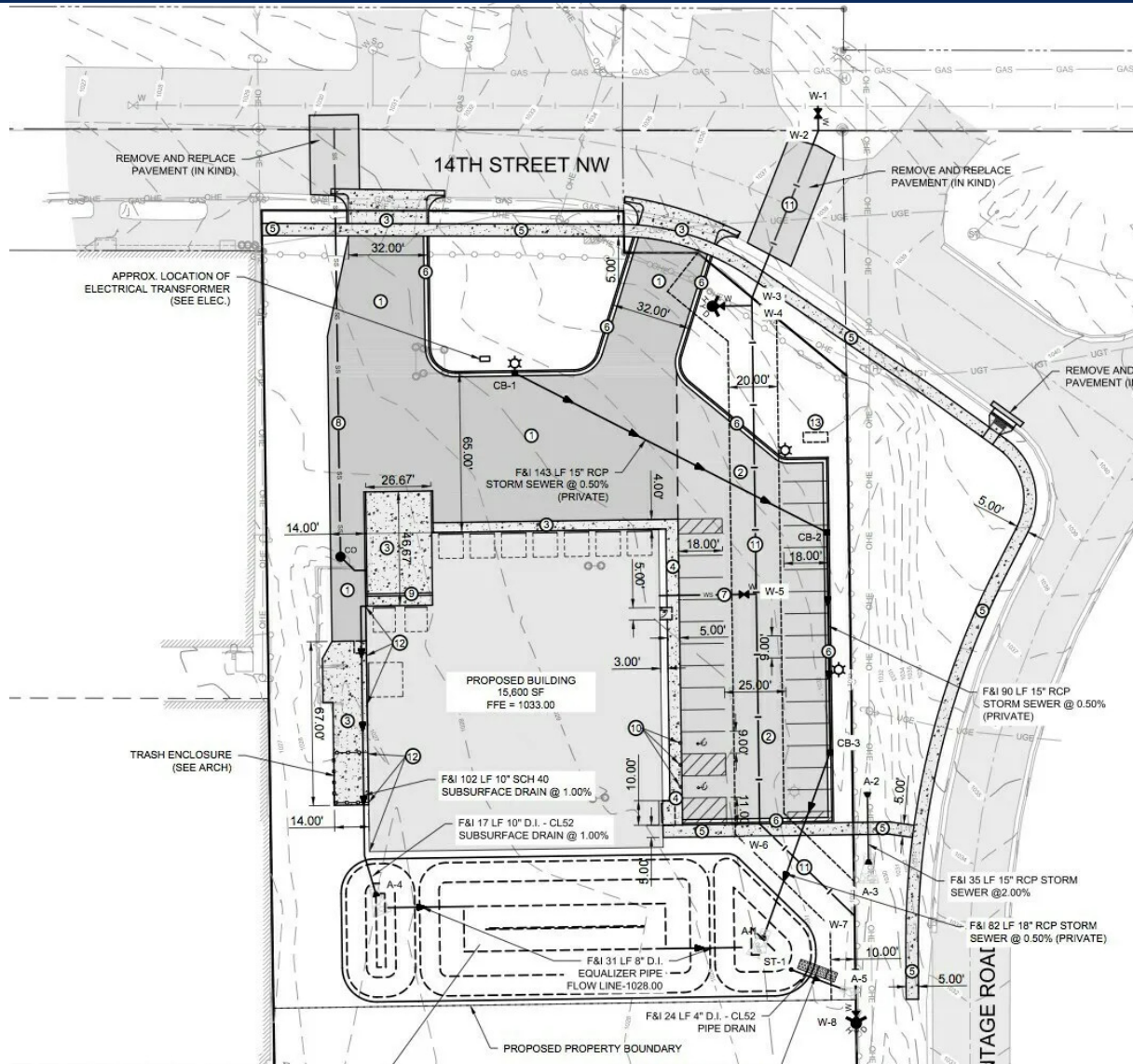
Location Map



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Site Plan

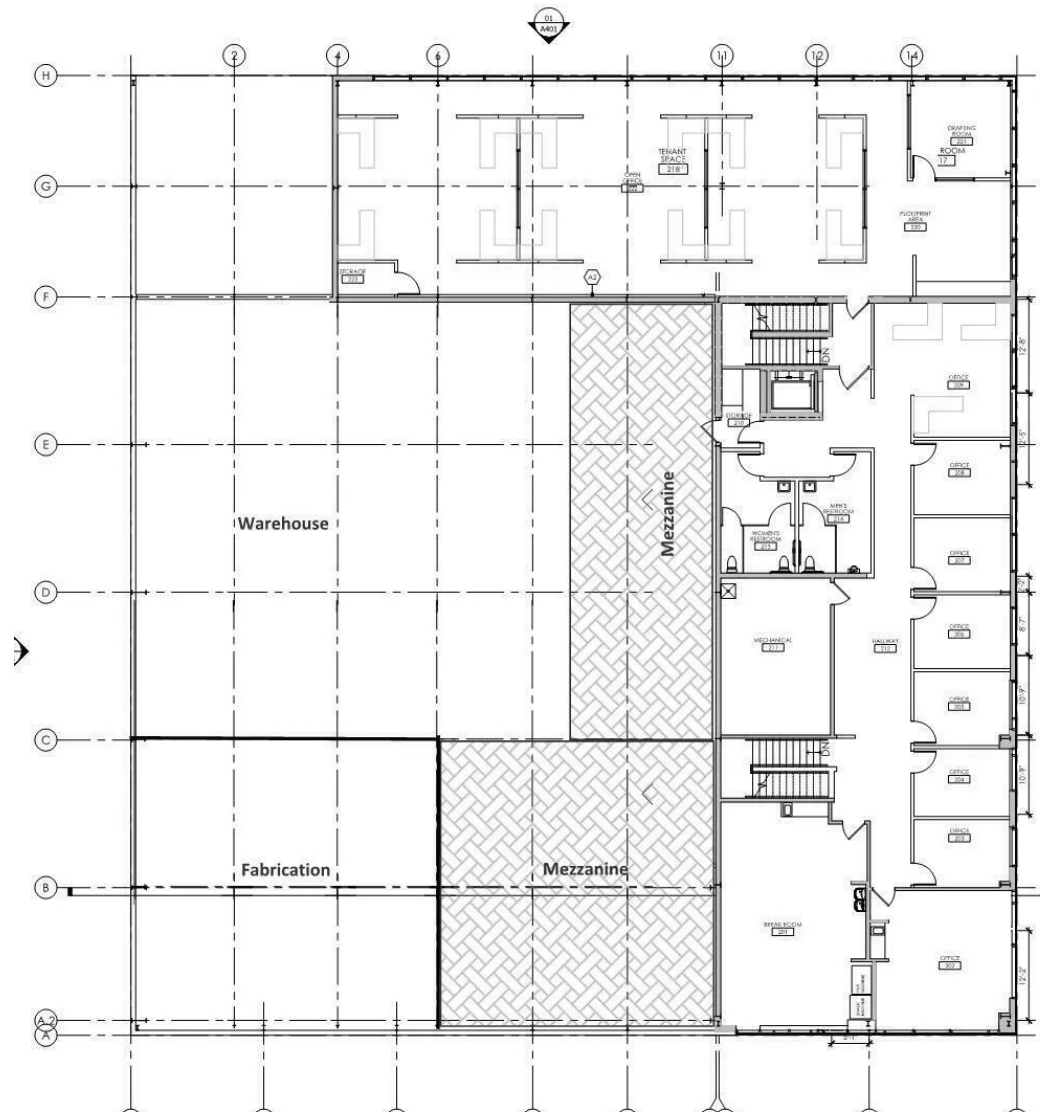


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Floor Plan - 1st Level

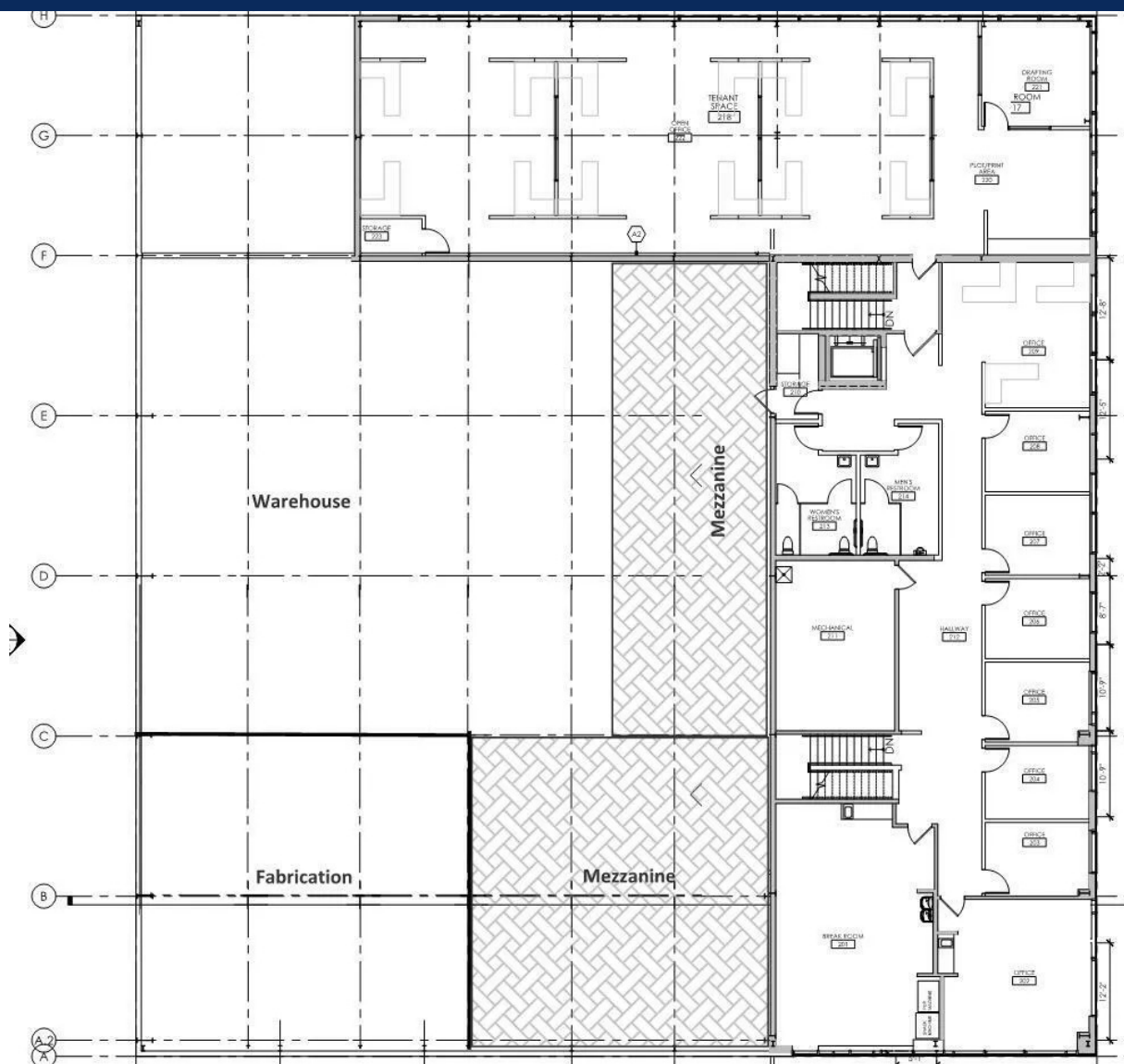


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Floor Plan-2nd Level



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Exterior Photos



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 **North Rock**
REAL ESTATE

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Interior Photos



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Rochester Market Overview



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ROCHESTER, MN

Rochester, Minnesota, is a thriving regional hub anchored by the world-renowned Mayo Clinic, the state's largest employer with more than 45,000 employees. Mayo generates over \$16 billion in annual revenues, fueling steady demand across healthcare, research, and professional services.

The city is experiencing transformative growth through the \$5.6 billion Bold. Forward. Unbound Mayo Clinic venture in conjunction with the Destination Medical Center initiative, a 20-year public-private partnership designed to enhance Rochester into a global destination for healthcare and innovation. This effort continues to drive robust population growth, high-income household formation, and sustained demand for office and medical space.

Rochester's strategic location—just 85 miles southeast of Minneapolis-St. Paul—offers excellent connectivity via Highway 52 and Rochester International Airport. The city consistently ranks among the top U.S. metros for livability, healthcare access, and economic stability, making it one of the Midwest's most dynamic secondary markets.

WHY ROCHESTER?

Demographic Strength: Rapidly growing population base with high average household incomes (\$125,000+ within 5 miles), supporting office, healthcare, retail, and housing demand.

Economic Stability: Ranked consistently among the top U.S. metros for livability and healthcare access, Rochester benefits from recession-resistant demand drivers tied to healthcare and research.

Diverse Tenant Demand: A dynamic mix of medical, professional services, technology, and retail users creates a balanced and resilient leasing environment.

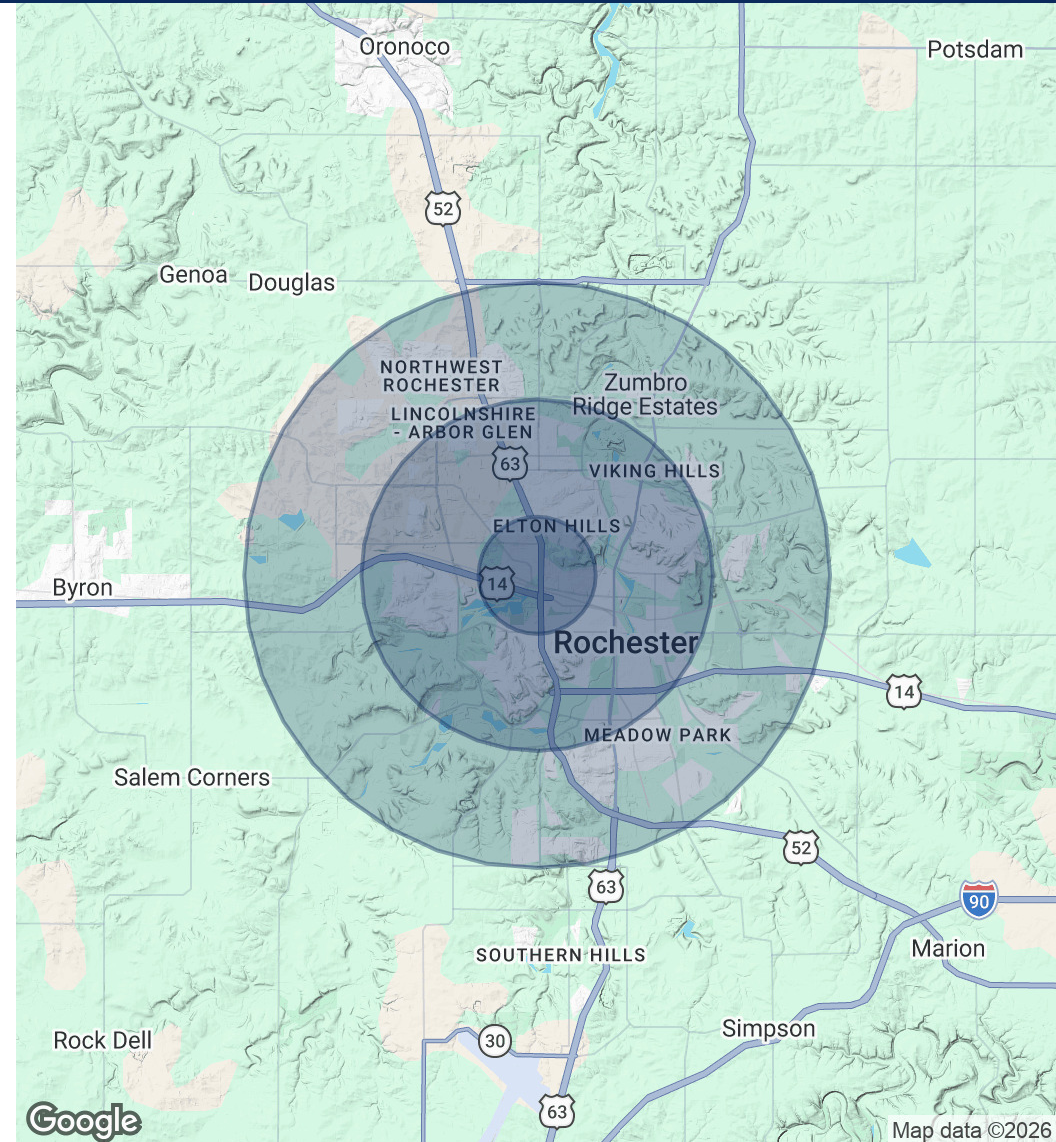


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,029	74,091	114,539
Average Age	35.9	38.7	38.3
Average Age (Male)	32.3	37.4	37.1
Average Age (Female)	40.6	40.1	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,484	32,821	47,935
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$87,579	\$110,468	\$120,763
Average House Value	\$262,181	\$313,389	\$334,477

2023 American Community Survey (ACS)



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Listing Broker



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