



# North Mankato Howard Drive Industrial Suite Lease

2120 Howard Dr  
North Mankato, Minnesota 56003

## Property Overview

Premier industrial suite available for lease, offering approximately ~2,500 of clear-span warehouse with office components, located within a high-visibility business park. The facility features 24-foot clear ceiling heights, an oversized drive-in door, generous parking and truck turning radius, and strong power & lighting infrastructure — ideal for manufacturing, distribution, or assembly operations. Occupiers will benefit from flexible lease terms, convenient access to major regional transportation arteries, and professional asset management by an established brokerage and development team. This turnkey space

## Property Highlights

- Overhead Doors
- Office Spaces
- Off Street Parking
- Ample Warehouse Capacity

## Offering Summary

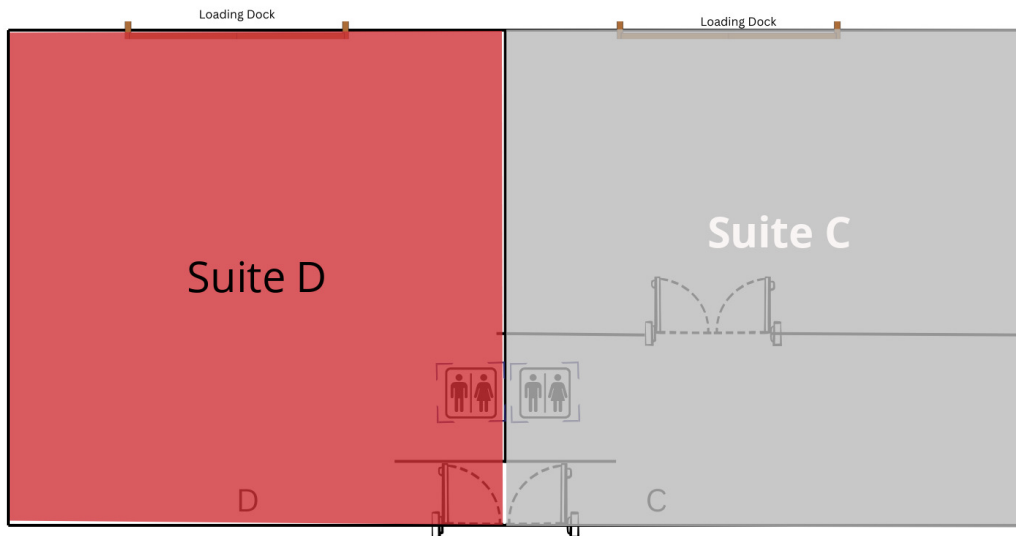
Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	43,959 SF
Available SF:	2,557 SF

## For More Information

### David Schooff

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david@nainorthstar.com | MN #40137517

**BROCHURE** | North Mankato Howard Drive Industrial Suite Lease 2120 Howard Dr North Mankato, MN 56003

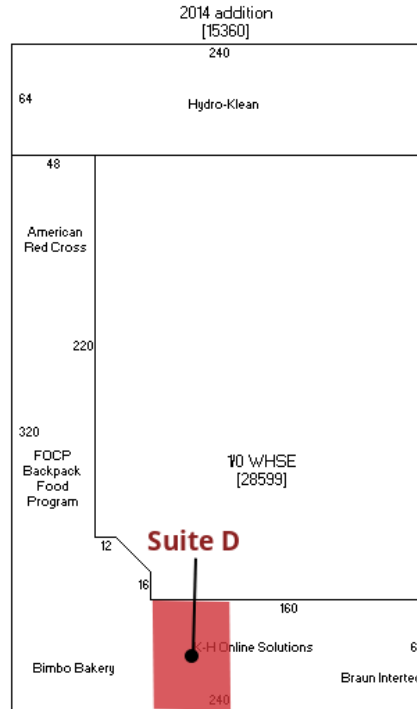


### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,557 SF	Lease Rate:	\$7.00 SF/yr

### Available Spaces

Suite	Tenant	Size	Type	Rate
Suite C	-	2,417 SF	NNN	-
Suite D	Available	2,557 SF	NNN	\$7.00 SF/yr

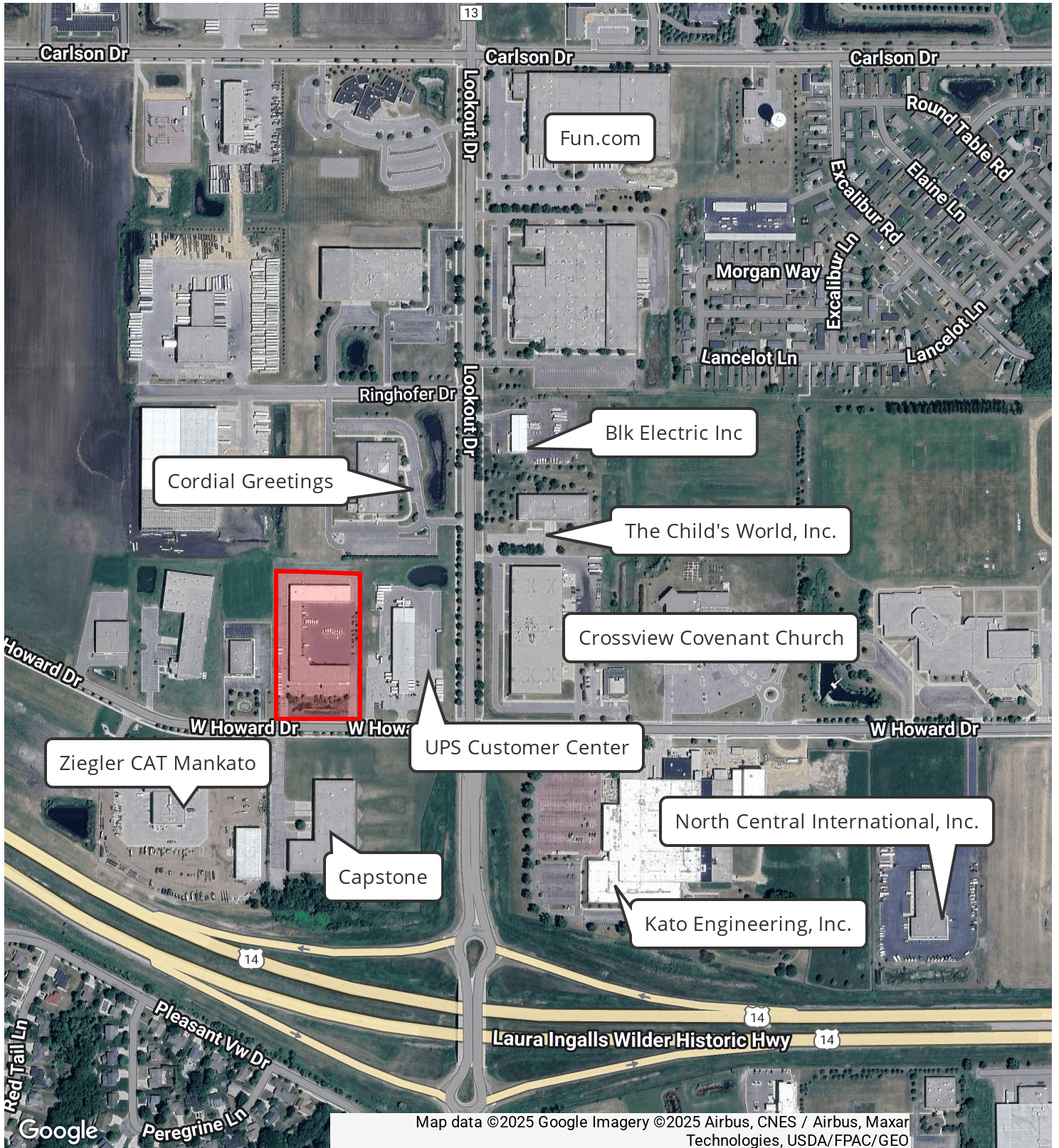


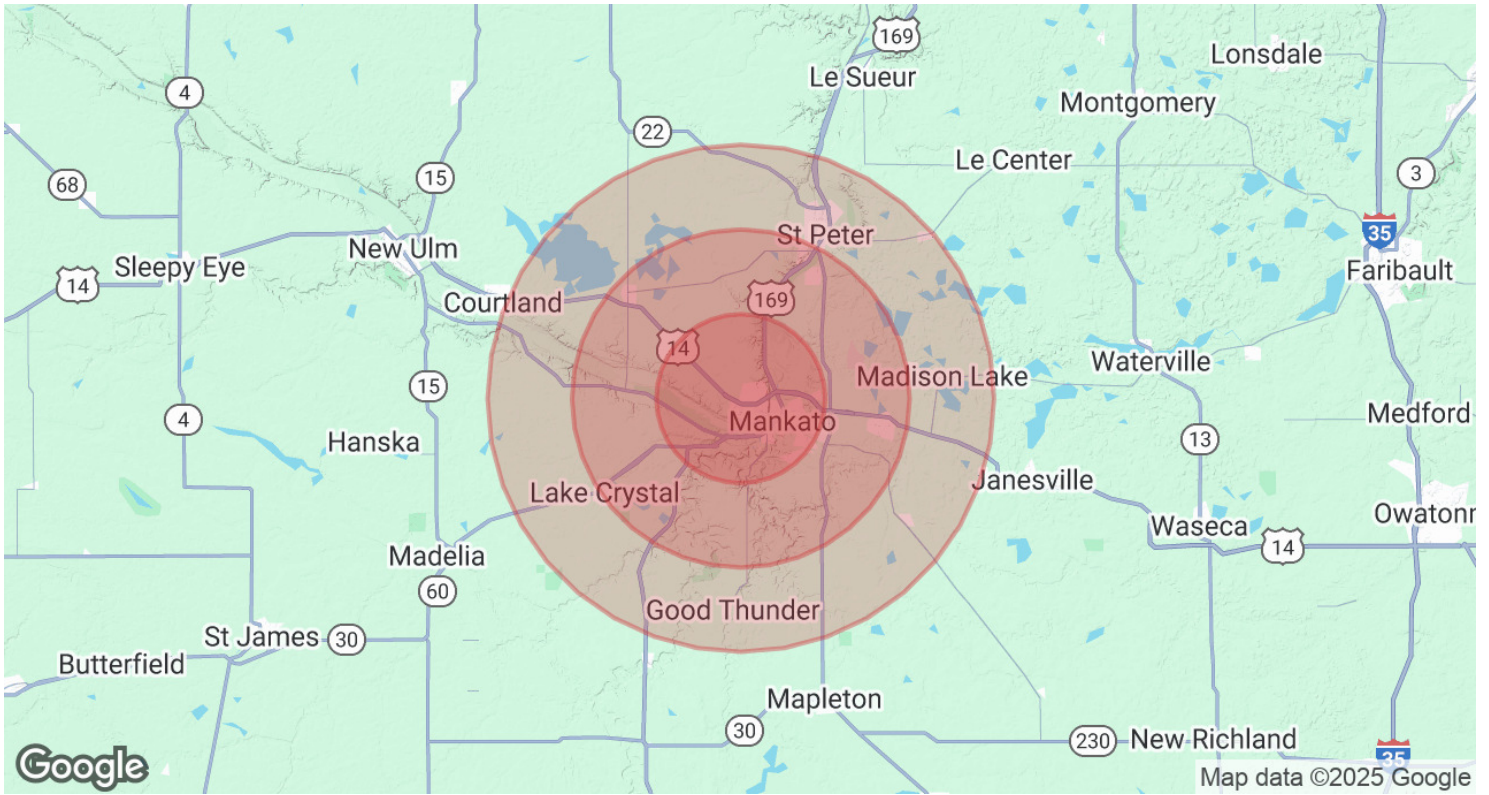
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Suite D	Available	2,557 SF	NNN	\$7.00 SF/yr





Population	5 Miles	10 Miles	15 Miles
Total Population	53,607	84,323	99,461
Average Age	37	37	38
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	21,283	32,753	38,427
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$96,339	\$100,022	\$102,449
Average House Value	\$280,056	\$299,588	\$308,288

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.

**Education**

M.S. Iowa State University; Community/Regional Planning

B.S. Iowa State University; Journalism/Mass Communications

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