



FOR SALE OR LEASE

12181 MARGO AVENUE SOUTH

Hastings, MN 55033

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BUILDING SIZE:	45,488 SF
ACREAGE:	7 acres
YEAR BUILT:	1999
LOADING:	1 dock door with leveler, 1 drive-in door (12' x 10')
CEILING HEIGHT:	9' (office) 25' (warehouse/service)
PARKING:	139 stalls
ELEVATOR:	1

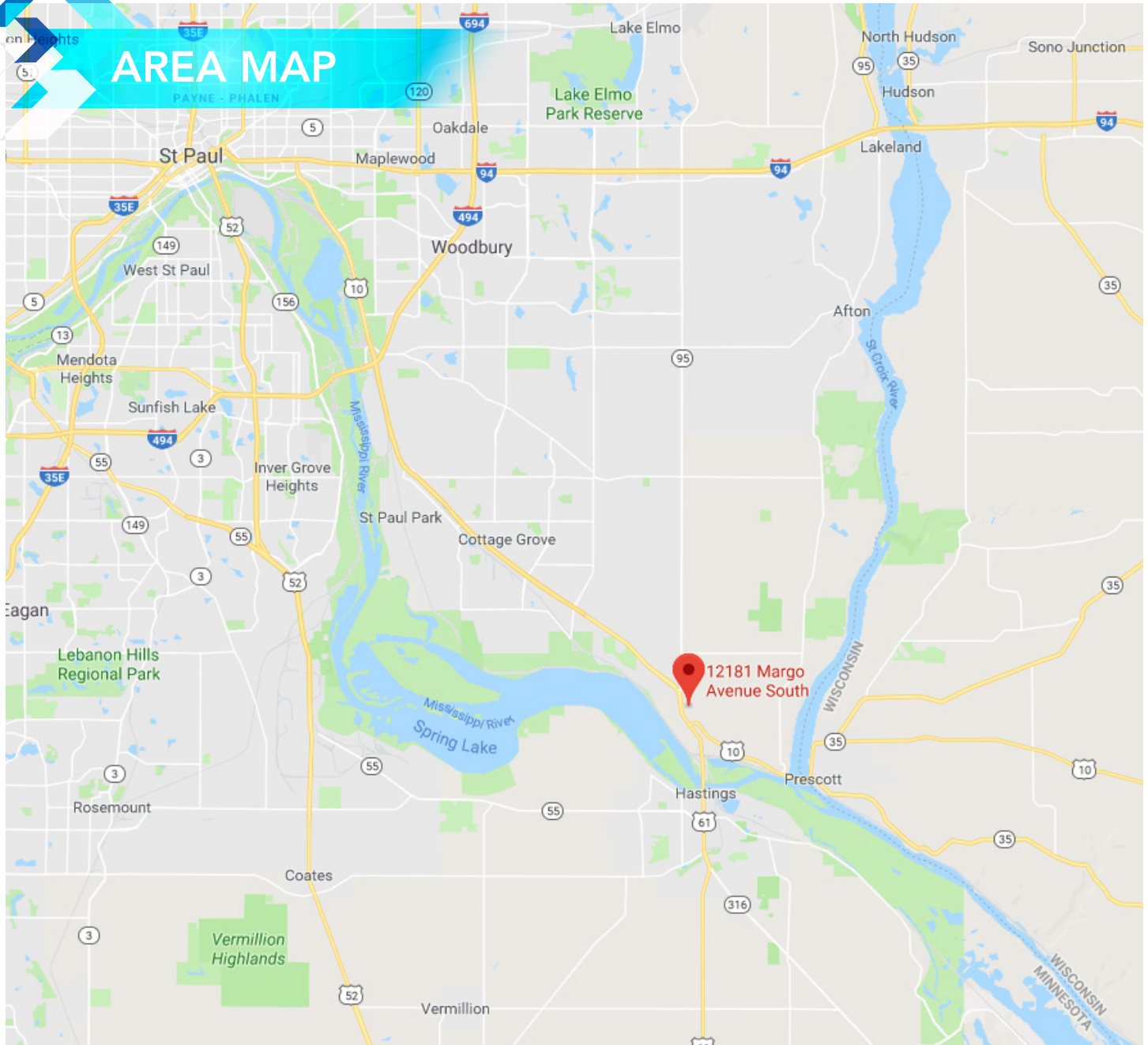
AMENITIES: Executive suites with private bathroom and shower, training room and conference room, heated sidewalks, center courtyard, two break-rooms with kitchenettes and sinks

LISTING PRICE: \$2,900,000 (\$63.75 PSF)

LEASE RATES: \$9.50 PSF NNN office
\$4.50 PSF NNN whse/service



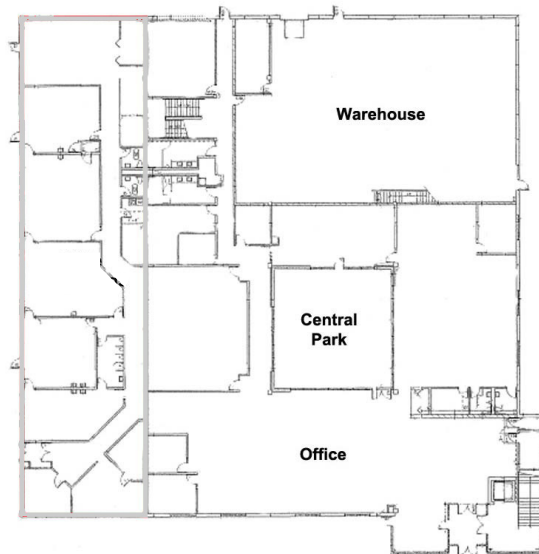
AREA MAP



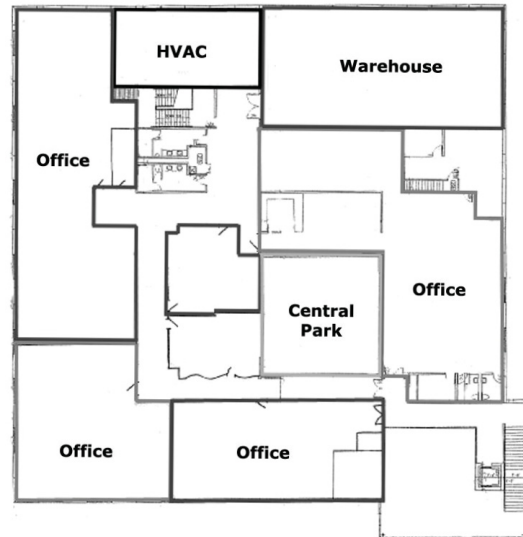
BUILDING PLANS AND SPECS

EXCELLENT HEADQUARTERS OPPORTUNITY

First Floor



Second Floor



BUILDING SPECS

- First and Second Floors: 22,744 SF each
- Construction: Reinforced concrete walls
- HVAC: Radiant heat in floors, 100% air conditioned
- Security: Video surveillance, key card access system
- One passenger elevator

- PID: 06-026-20-23-0007
- County: Washington
- Utilities: City of Hastings
- Location: Just north of downtown Hastings off Hwy 61 & Hwy 10.

For More Information, Contact:

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