



**COLDWELL
BANKER
COMMERCIAL**
FISHER GROUP

FOR LEASE

HIGHWAY 22 WAREHOUSE - 15892 STATE HWY 22

\$3.00 SF/yr (MG)

15892 State Hwy 22, Good Thunder, MN 56037
Good Thunder, MN 56037

AVAILABLE SPACE
2,604 - 5,460 SF

FEATURES

- 480-3 Phase Power
- New Roof
- (2) 12'x10' OHDs
- Additional Truck Parking in Rear
- Accessible for up to 53' Semi-Trailer
- Landlord Pays Real Estate Taxes



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OFFICE

Rosie Brunmeier
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**COLDWELL BANKER COMMERCIAL
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1961 Premier Drive Suite 404, Mankato, MN 56001
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OFFERING SUMMARY

Available SF: 2,604 - 5,460 SF

Lease Rate: \$3.00 SF/yr (MG)

Building Size: 5,460 SF

PROPERTY OVERVIEW

LOW RENT! Located only 15 minutes south of Mankato on newly completed Highway 22. This heavily foamed warehouse is located behind the historic Beauford Creamery. Building B can be leased in its entirety of 5,460 SF using the connecting 6'5" door OR can be leased as two separate spaces, each with separate entrance. Space A garage door could be provided as a dock with load levelers if needed. Tenant pays propane if heat is required and responsible for snow removal. Landlord pays electricity (unless tenant needs heavy power). Tenant pays garbage.

Leasable Areas:

(A) 2,604SF at \$3/SF/ \$651Mo.

(B) 2,856 SF at \$3/SF/\$751Mo.

(A+B) 5,460 SF at \$3/SF/\$1365 Mo.

Building A is currently leased.

PROPERTY HIGHLIGHTS

- 480-3 Phase Power
- New Roof
- (2) 12'x10' OHDs
- Additional Truck Parking in Rear

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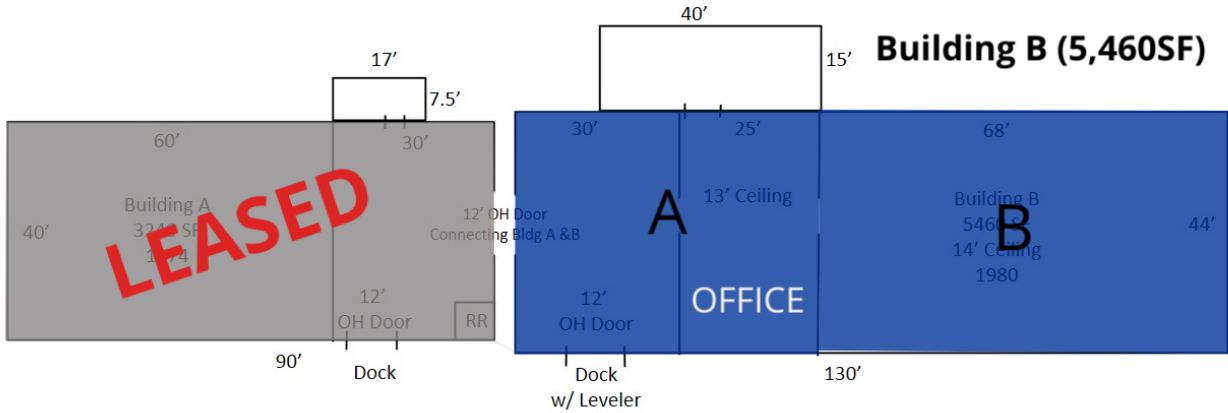
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LEASE TYPE | MG TOTAL SPACE | 2,604 - 5,460 SF LEASE TERM | Negotiable LEASE RATE | \$3.00 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
Building B - Space A	Available	2,604 SF	Modified Gross	\$3.00 SF/yr
Building B - Space B	Available	2,856 SF	Modified Gross	\$3.00 SF/yr



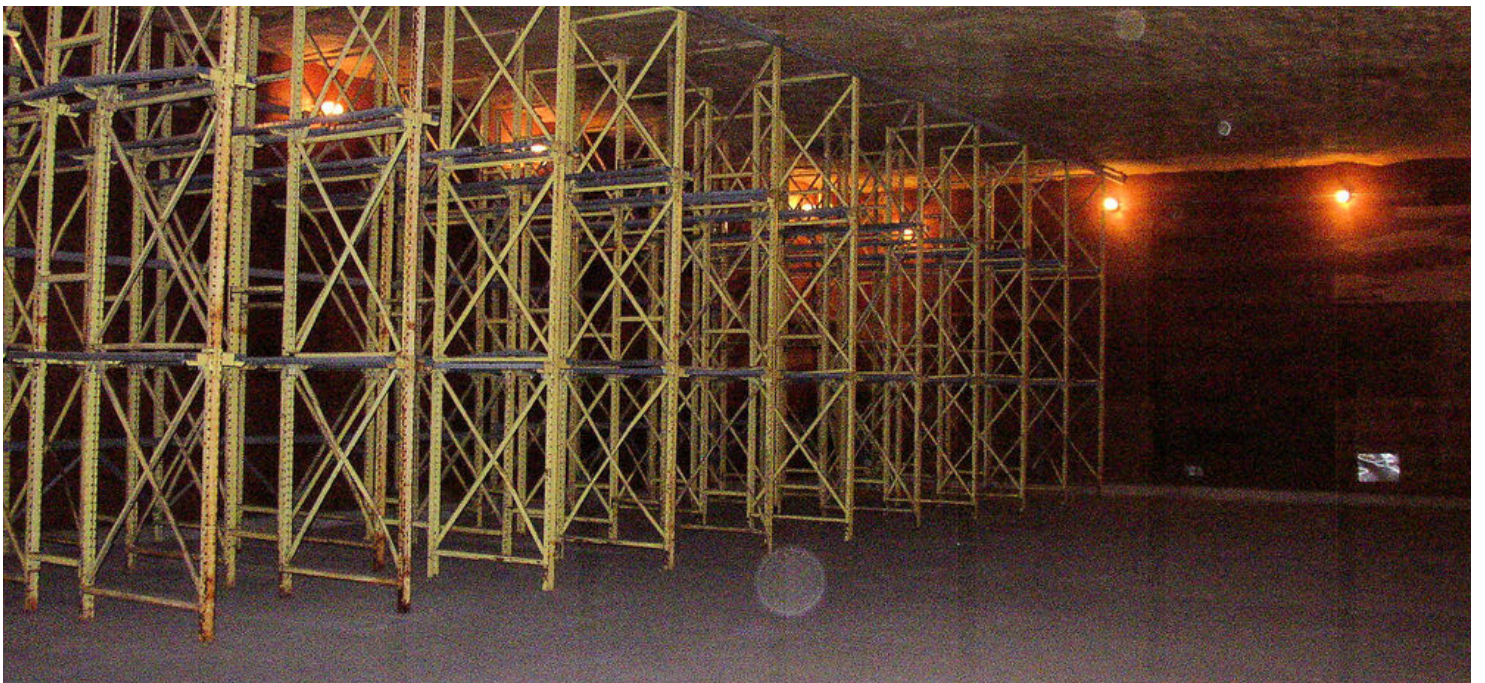
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Exterior



Building B - racking not included

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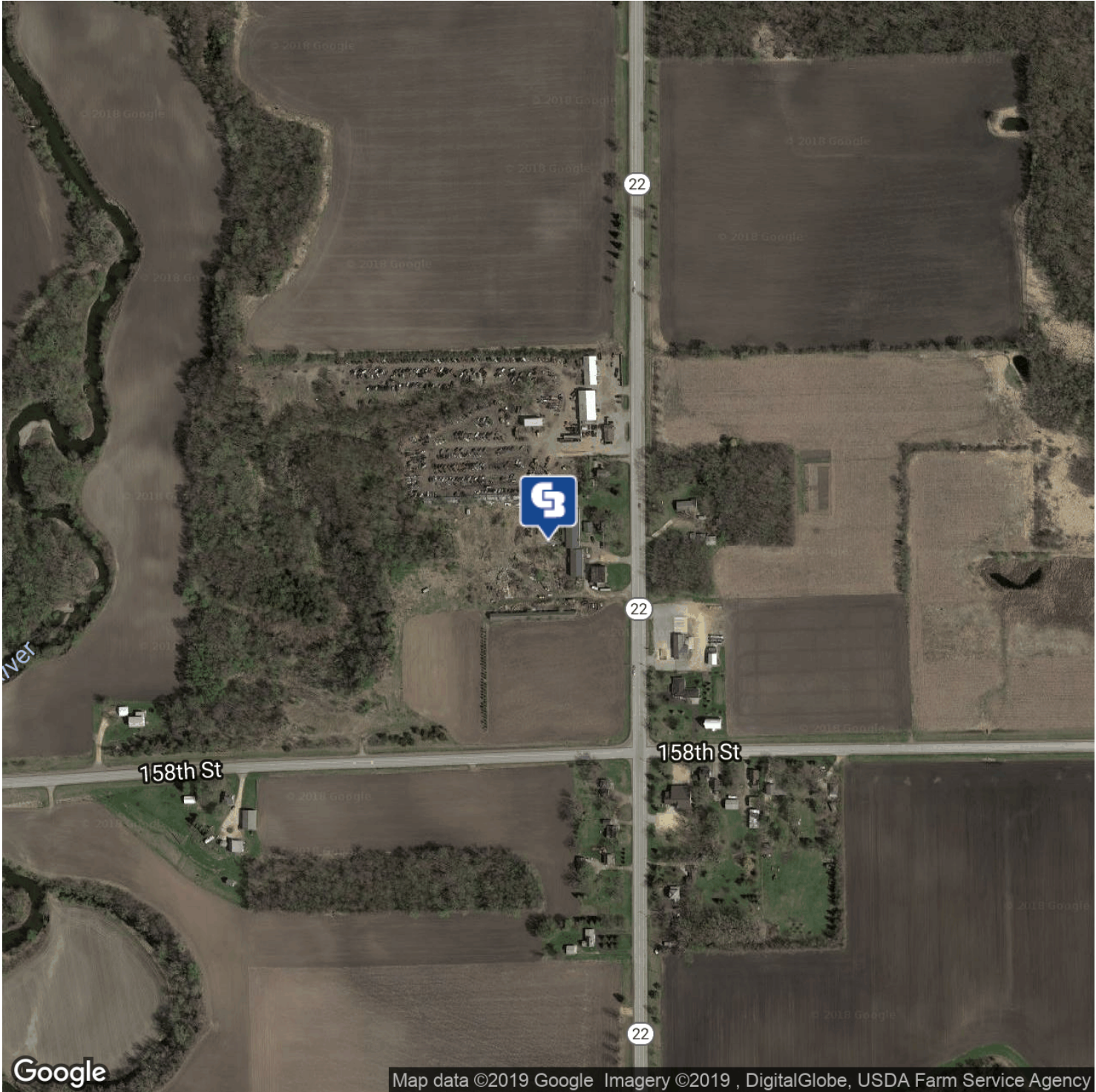
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LEASE

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AGENT BIO - ROSIE BRUNMEIER



ROSIE BRUNMEIER

Sales & Leasing Agent

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PROFESSIONAL BACKGROUND

Rosie Brunmeier joined Coldwell Banker Commercial Fisher Group (formerly Fisher Commercial Realtors) more than 20 years ago. She has been active in the real estate industry for more than 50 years in sales, leasing, marketing and financing, and was the first female agent to make the move to commercial real estate.

Client referrals are the key to her success. She has built her clientele by providing results, integrity, satisfaction, creativity, and experience. Several of her clients have been with her since the start of her career and have built their real estate investment portfolio with her trusted advise. Having been a commercial owner/operator herself, she understands her clients' concerns, goals, fears, and most importantly, their dreams.

Rosie's extensive experience in all areas of commercial real estate sales and leasing plus her sales and marketing background has earned her Regional, State and International recognition. Her gratification comes from being able to provide the understanding of what clients need and want. Her joy is matching clients with the right property and watching their businesses grow.

In a fast-paced industry that is ever changing, Rosie lives by the motto, "It is important to live your life like a duck! Staying smooth and unruffled on the surface and paddling like the dickens underneath."

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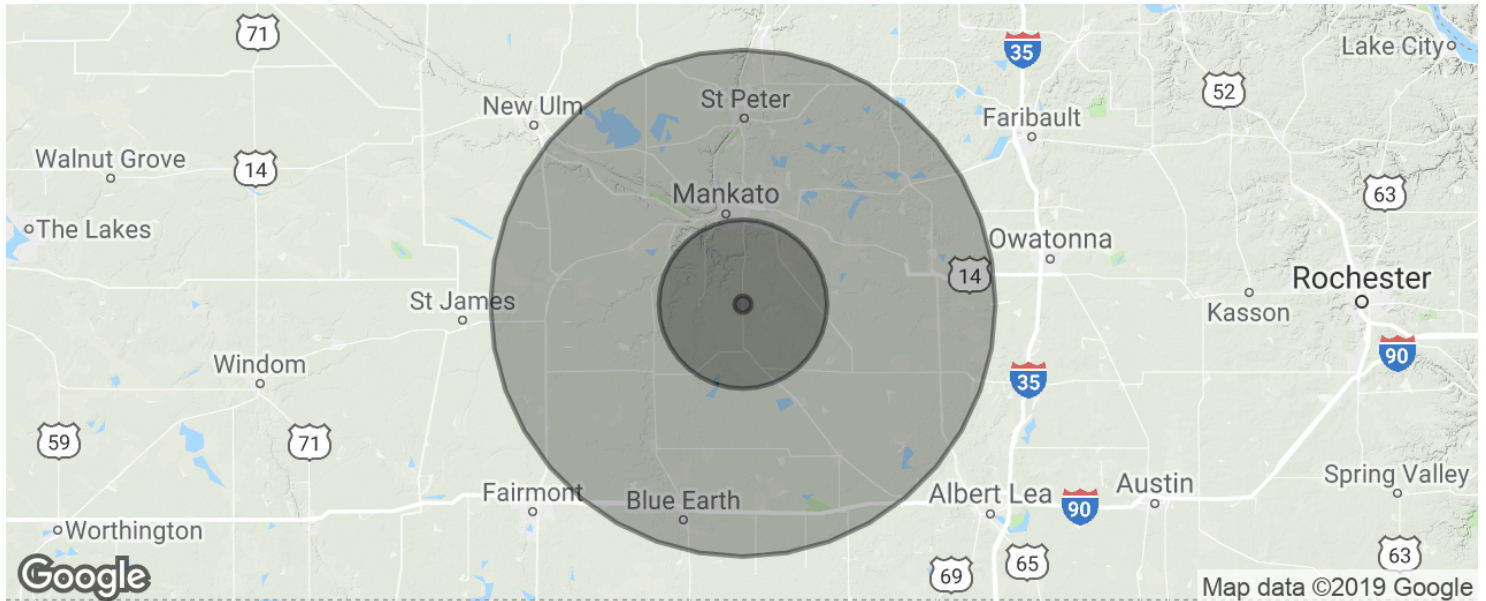
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	63	28,005	171,157
Median age	39.1	29.2	34.6
Median age (Male)	36.2	28.9	33.8
Median age (Female)	43.2	29.9	36.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	23	9,598	65,468
# of persons per HH	2.7	2.9	2.6
Average HH income	\$69,385	\$60,930	\$61,711
Average house value	\$174,966	\$195,592	\$191,472

* Demographic data derived from 2010 US Census

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