



2300 Brown Ave, Waseca MN



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| Broker | David Schooff, CBC Fisher Group: (507) 625.0985, david.schooff@cbcfishergroup.com |
| Location | 2300 Brown Avenue, Waseca MN *Located in Qualified Opportunity Zone* |
| Size | 691,969 SF Production/Warehouse Space, 54,379 SF Office; Total: 746,348SF |
| Zoning | I-2: Industrial |
| Asking Price | \$20,000,000 Sale Price or \$1.00 to \$6.00 SF/yr lease rate (NNN Lease), CAM \$1.50 SF |
| Highway Access | 1.25 mi to US highway 14; I-35 (16 mi east on Hwy 14), I-90 (30 mi south of Waseca), Hwy 169 (26 mi west) |
| Air Access | MSP International Airport (74 mi), Rochester International Airport (65 mi), Waseca Municipal Airport (1.8 mi) |
| Rail Access | Yes. Privately owned rail spur with indoor loading area. Spur connects to CP Class 1 main line. Building houses one indoor rail car loading dock (8 car max). |

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| Electric Power | Xcel Energy: Multiple underground transformers, as well as a few overhead, that feed from a 23.9kV primary |
| Natural Gas | CenterPoint Energy: Two gas lines, Both 3" steel, 44', connected to a 70-90psig main |
| Water | 10 inch: Waseca Municipal Utilities: Carl Sonnenberg, 507-521-1540 |
| Sewer | 10 inch: Waseca Municipal Utilities: Carl Sonnenberg, 507-521-1540 |
| Telecom/Fiber | Mediacom Business Best Plan: 1000 mbps down/30 mbps up. CenturyLink Business Advanced: 20 mbps up/down. |

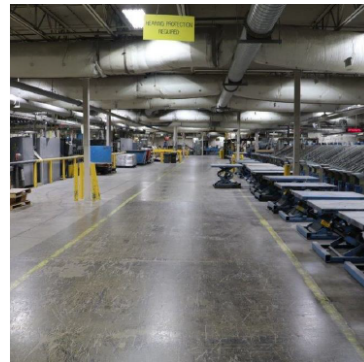
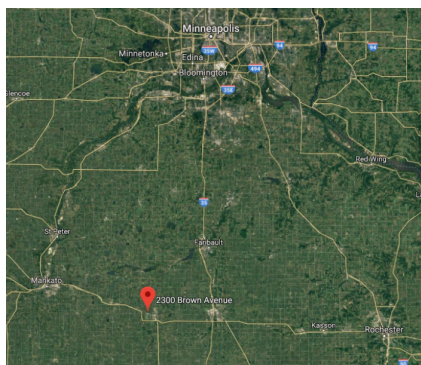
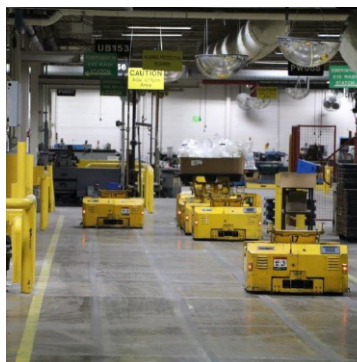
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Site Due Diligence Documentation Available (reports and detail available)

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| Title Commitment | <input checked="" type="checkbox"/> | Archeological and Historic Use Assessments | <input checked="" type="checkbox"/> |
| Aerial Site Views and Maps | <input checked="" type="checkbox"/> | Park Covenants and Restrictions | N/A |
| Park Master Plan | N/A | Transportation Access Maps | <input checked="" type="checkbox"/> |
| Utility Service Maps | <input checked="" type="checkbox"/> | Geotechnical Study / Soil Survey | N/A |
| Site Dimensions and Configuration | <input checked="" type="checkbox"/> | FEMA Flood Plain Designation with Map | <input checked="" type="checkbox"/> |
| Wetlands Map | <input checked="" type="checkbox"/> | Air Attainment Status | <input checked="" type="checkbox"/> |
| Phase 1 Environmental Assessment | N/A | Endangered Species Assessment | N/A |

General Community Information

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|-------------------------------------|-------------------------------------|--|-------------------------------------|
| Community Profile and Demographics | <input checked="" type="checkbox"/> | Letters of Support | <input checked="" type="checkbox"/> |
| State and Local Incentives Overview | <input checked="" type="checkbox"/> | Business and Industrial Support Services and Amenities Profile | <input checked="" type="checkbox"/> |



Economic Development Contact:

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