

2300 BROWN AVENUE, WASECA, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	2300 Brown Avenue, Waseca, MN
Owner Representative	David Schooff, CBC Fisher Group
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 Hwy 14; I-35 (16 mi E on Hwy 14); I-90 (30 mi S of Waseca); Hwy 169 (26 mi W)
Air Access	MSP International (74 mi), Rochester International (65 mi), Waseca Municipal (1.8 mi)
Rail Served	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).

UTILITY INFORMATION

Electric Power	Xcel Energy. Multiple underground and overhead transformers, 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	Waseca Municipal Utilities. 10" water line.
Sewer	Waseca Municipal Utilities. 10" sewer line.
Telecom/Fiber	Mediacom Business Best Plan. 1000 mbps down/30 mbps up. CenturyLink Business Advanced. 20 mbps up/down.

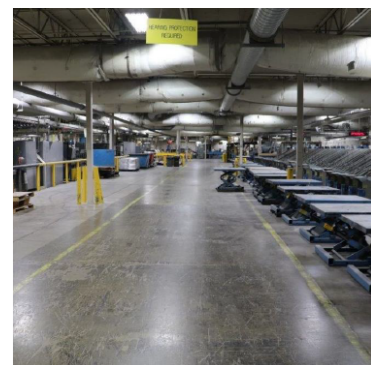
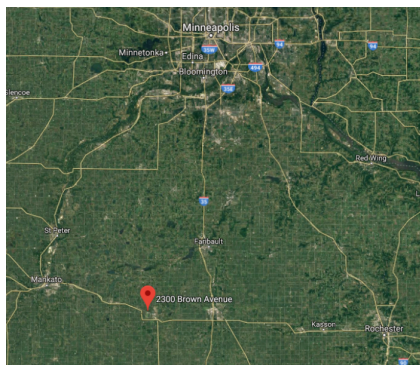
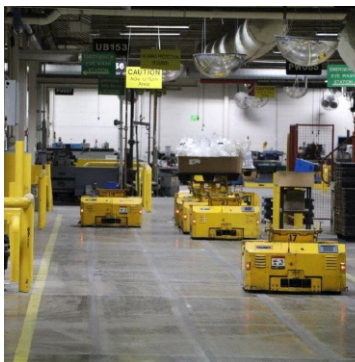
SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

***This property is located in an Opportunity Zone**



Economic Development Contact:

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Economic Development
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