WASECA - BROWN AVE 2300
$1.00 - 6.00 SF/yr (NNN)

2300 Brown Avenue
Waseca, MN 56093

AVAILABLE SPACE
54,379 - 686,348 SF

FEATURES
- Climate Controlled Office / Warehouse / Production Spaces
- 24 Docks / 5 OHD’s
- 500’ Long Interior Rail Car Loading Bay
- Fiber Optic, WiFi, IT/Server Room
- Automated Storage System with Auto Guided Vehicles

OFFICE

David Schooff CCIM SIOR
507.625.0985
david@cbcfishergroup.com
FOR SALE $20,000,000

OFFERING SUMMARY

Available SF: 54,379 - 631,969 SF

 Lease Rate: $1.00 - 6.00 SF/yr (NNN)

Lot Size: 47.0 Acres

Building Size: 821,190 SF

Zoning: Commercial

PROPERTY OVERVIEW

Great opportunity for affordable industrial space in a Federally Designated Opportunity Zone with easy access to 4-lane divided US Highway 14 and just 15 minutes from Interstate 35 and Highway 169. Building contains multiple areas suitable for climate controlled warehousing, production, shipping/receiving, break rooms, conference rooms and mixed office space. Site features include: multiple paved parking lots, 5 overhead doors, 24 loading docks, one indoor rail car loading dock (8 car max), plus a state-of-the-art climate controlled robotic/automated storage and retrieval system.

PROPERTY HIGHLIGHTS

- Climate Controlled Office / Warehouse / Production Spaces
- 24 Docks / 5 OHD’S
- 500’ Long Interior Rail Car Loading Bay
- Fiber Optic, WiFi, IT/Server Room
- Automated Storage System with Auto Guided Vehicles

CBCWORLDWIDE.COM

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WASECA - BROWN AVE 2300
2300 Brown Avenue, Waseca, MN 56093

LEASE TYPE | NNN
TOTAL SPACE | 54,379 - 631,969 SF
LEASE TERM | Negotiable
LEASE RATE | $1.00 - $6.00 SF/yr

AVAILABLE
UNAVAILABLE

LEASE
2300 Brown Avenue, Waseca, MN 56093
WASECA - BROWN AVE 2300
WASECA - BROWN AVE 2300
2300 Brown Avenue, Waseca, MN 56093

Coldwell Banker Commercial
FISHER GROUP

CBCWORLDWIDE.COM
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WASECA - BROWN AVE 2300
2300 Brown Avenue, Waseca, MN 56093
WHAT IS AN OPPORTUNITY ZONE?
An Opportunity Zone is an area where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service.

WHAT IS THE PURPOSE OF OPPORTUNITY ZONES?
• Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation.

HOW DO OPPORTUNITY ZONES SPUR ECONOMIC DEVELOPMENT?
Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

HOW CAN I GET MORE INFORMATION?
• More information will be available at Treasury.gov and IRS.gov
### POPULATION

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<th>10 MILES</th>
<th>45 MILES</th>
<th>70 MILES</th>
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<tr>
<td>Total population</td>
<td>21,109</td>
<td>484,734</td>
<td>3,522,186</td>
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<tr>
<td>Median age</td>
<td>36.4</td>
<td>36.6</td>
<td>36.1</td>
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<tr>
<td>Median age (Male)</td>
<td>36.0</td>
<td>35.8</td>
<td>35.3</td>
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<tr>
<td>Median age (Female)</td>
<td>36.3</td>
<td>37.7</td>
<td>37.0</td>
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### HOUSEHOLDS & INCOME

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<th>10 MILES</th>
<th>45 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>8,030</td>
<td>182,093</td>
<td>1,420,516</td>
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<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.7</td>
<td>2.5</td>
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<tr>
<td>Average HH income</td>
<td>$45,345</td>
<td>$68,727</td>
<td>$78,890</td>
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<tr>
<td>Average house value</td>
<td>$123,500</td>
<td>$232,643</td>
<td>$274,585</td>
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*Demographic data derived from 2010 US Census*
DAVID SCHOOFF CCIM SIOR
President | Broker | Owner
david@cbcfishergroup.com
Direct: 507.625.0985  Cell: 507.382.2403

PROFESSIONAL BACKGROUND

David Schooff, SIOR/CCIM has been President/Broker/Owner of Fisher Group of Mankato, Inc. since 2006. Fisher Group, is the holdings company for Coldwell Banker Commercial Fisher Group, Fisher Management and Fisher Development. In his role, he manages the day-to-day operations of the business specifically in brokerage of commercial real estate across sectors such as retail, office, industrial and multi-family.

Schooff has formed an extensive real estate investment portfolio throughout Minnesota. He is one of the Top 2% (Platinum Award) of brokers in the entire Coldwell Banker Commercial network nationwide and has been the Coldwell Banker Commercial #1 Broker in Minnesota more than three times during his real estate career. He is the only Broker in Greater Mankato to hold both the prestigious SIOR and CCIM commercial real estate designations.

Prior to his work at CBC Fisher Group, he was the President/CEO of the Greater Mankato Chamber of Commerce and the Greater Mankato Convention & Visitors Bureau. He created programming in the areas of community marketing, workforce development, housing development, public policy and tourism. Schooff serves on several non-profit boards including the Mankato Area Foundation, Minnesota State University Hoops Club and is the Board Chair for Feeding Our Communities Partners (Backpack Food Program) among others. Periodically, he serves as an adjunct instructor in the Urban and Regional Studies Institute at Minnesota State University, Mankato teaching courses in Community Leadership, Economic Development and Downtown Revitalization. Schooff also plays an integral role in growing businesses in the Greater Mankato area by investing in, and revitalizing properties in downtown Mankato and St. Peter. He also owns several Dunkin’ Donuts franchises, and swears it is the best cup of coffee money can buy.

Schooff is a philanthropist and enjoys giving back to area non-profits and is a generous supporter of Minnesota State University, Mankato Athletics. A Chicago native and avid sports fan, he enjoys rooting for the Bears on Sundays and has been a Brewers fan since childhood. When they aren’t jet-setting across the globe, Schooff lives in Mankato with his wife, Michelle. They are members of Hosanna Lutheran Church and have been married 14 years.

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