

SALE

\$1,150,000  
Industrial

49 Power Drive  
49 Power Drive  
Mankato, MN 56001



<b>Property Type:</b>	Industrial
<b>Year Built:</b>	2015
<b>Zoning:</b>	Light Industrial
<b>Listing ID:</b>	4RJ7E3
<b>Style:</b>	Industrial Bldg -Manufacturing



49 Power Drive - 49 Power Drive Mankato MN, 56001 United States

## PROPERTY DESCRIPTION

Newer warehouse/office flex space for sale or lease. Steel frame insulated combined office, warehouse and manufacturing space. 5'x6' loading dock with 8'x10' OHD. Property has three offices and one production office, along with a break/conference room and IT room. Includes appliances and storage closet with mop sink. Space features a large upstairs open loft which could be turned into an additional conference room or individual offices. The property also has separate locked entrances to production floor, upstairs loft and main office area.

## ADDITIONAL FEATURES

<b>Docks:</b>	1
<b>Industrial Dock Height:</b>	5' x 6'
<b>Age:</b>	1-5 Years Old
<b>Lot Size:</b>	Under 1/2 Acre

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