

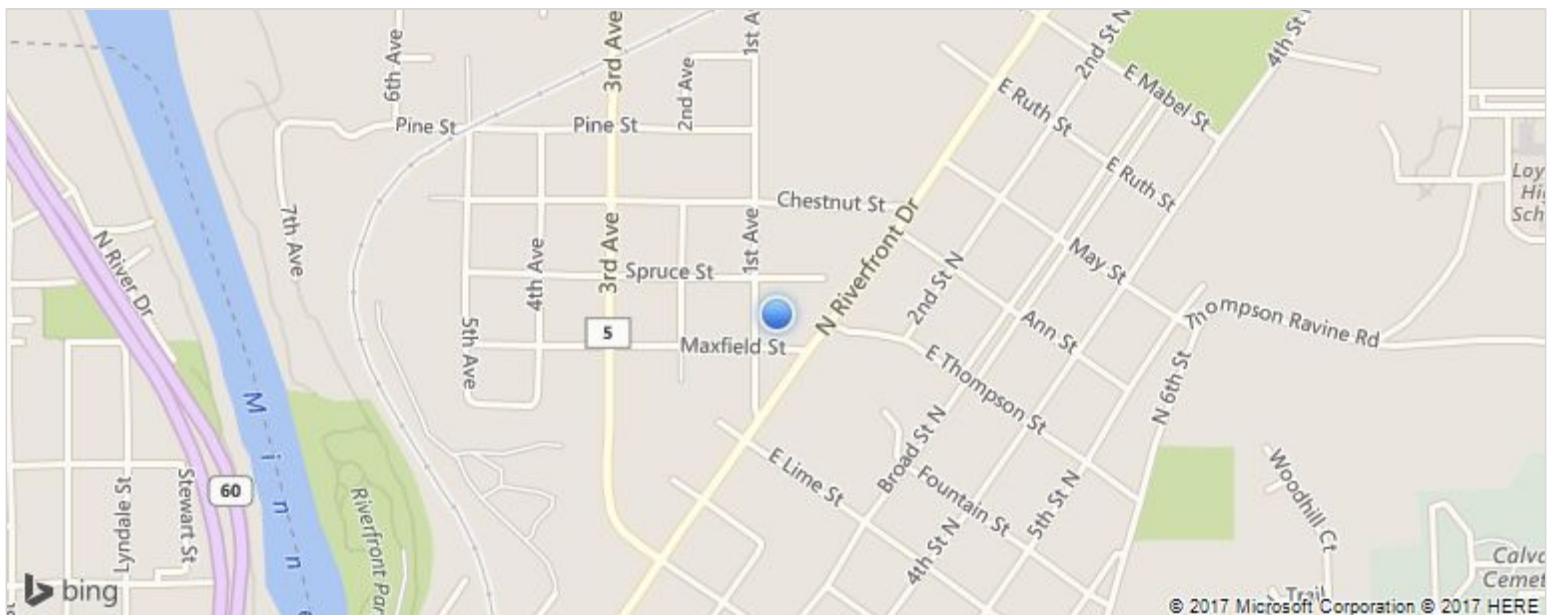
LEASE

**\$5.50 SF/Year to \$7.50  
SF/Year  
Industrial  
45,332 SF**

**First Avenue - 1415**  
1415 First Avenue  
Mankato, MN 56001



<b>Property Type:</b>	Industrial
<b>Property Use:</b>	Rental or Investment
<b>Year Built:</b>	1940
<b>Available Space:</b>	4,320
<b>Zoning:</b>	M-1, Light Industrial
<b>Listing ID:</b>	ZS7S37
<b>MLS ID:</b>	5007



First Avenue - 1415 - 1415 First Avenue Mankato MN, 56001 United States

## Property Description

Located along North Riverfront Drive in Mankato, MN this facility offers a large amount of versatile space which could be dedicated to office, industrial, production, or warehouse. Three available docks and multiple overhead doors offer flexibility and ease with larger freight. Low lease rates for office and warehouse offer exceptional value for users!

## Additional Features

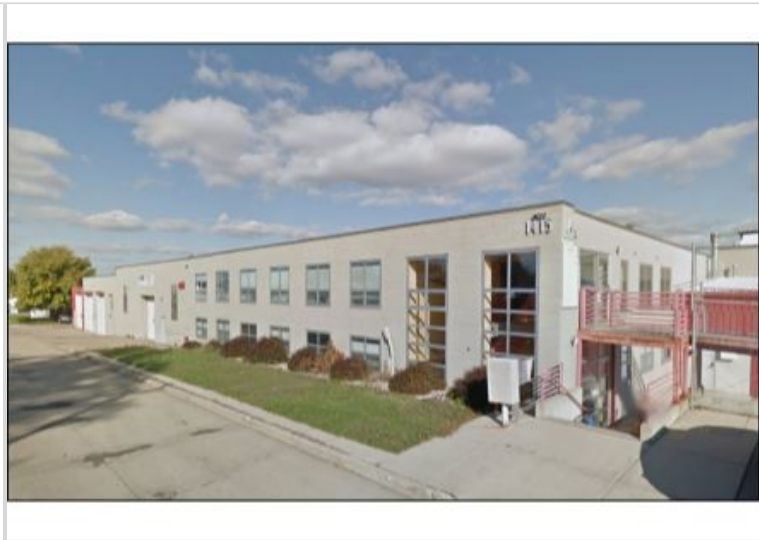
<b>Style:</b>	Other Style
<b>Building Size:</b>	45,332 SF
<b>Lot Size:</b>	51975 SF
<b>Docks:</b>	3

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