

**AVISON  
YOUNG**



**INDUSTRIAL FOR SALE**

1

## **ROCHESTER MEDICAL DR** Stewartville, MN

Partnership. Performance.

### Opportunity

- 65,894 SF
- Mixed Use Light Manufacturing
- Existing Office Space and Warehouse Component
- Built in 1996
- Campus Setting
- Proximity to Rochester Mayo Clinic
- Highly Maintained Facility



#### **Tom Dunsmore**

Senior Vice President

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#### **Tong Khang**

Associate

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# For Sale

## 1 ROCHESTER MEDICAL DR



### OFFERING SUMMARY

Sale Price: \$4,600,000

Lot Size: 8.43 Acres

Building Size: 65,894 SF

Zoning: Light Manufacturing

### PROPERTY HIGHLIGHTS

- Power: 480v, 1600A Service
- Heat & Boiler: Fulton PHW-1000, 900,000 BTU/HR
- Class Room: ISO Class 8 Equivalent (not certified)
- Ceiling Height: 18' Compressed Air with copper piping
- 4" concrete floors in office space
- 5" concrete floors in warehouse and production space
- 4 Docks and 1 Drive-in

### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	596	3,860	16,786
Total Population:	1,562	10,127	42,703
Average HH Income:	\$62,672	\$66,892	\$89,829

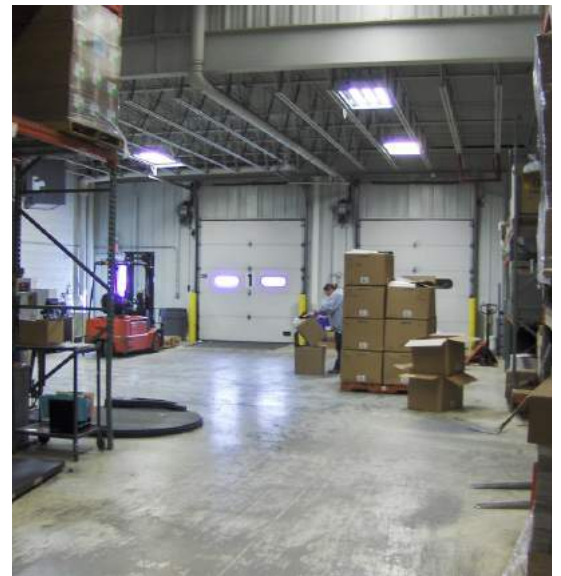


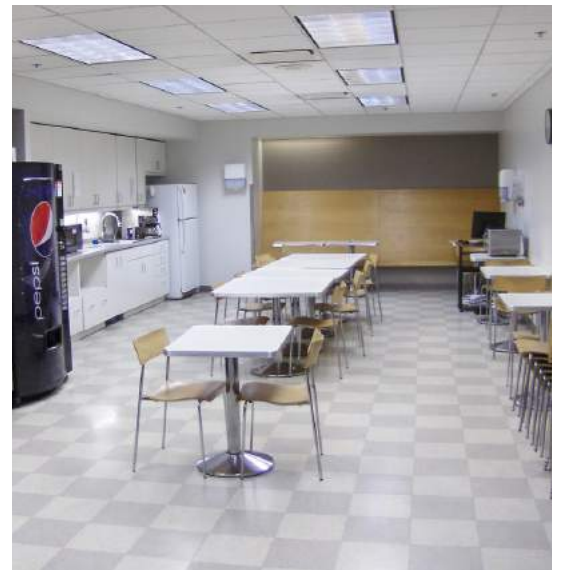
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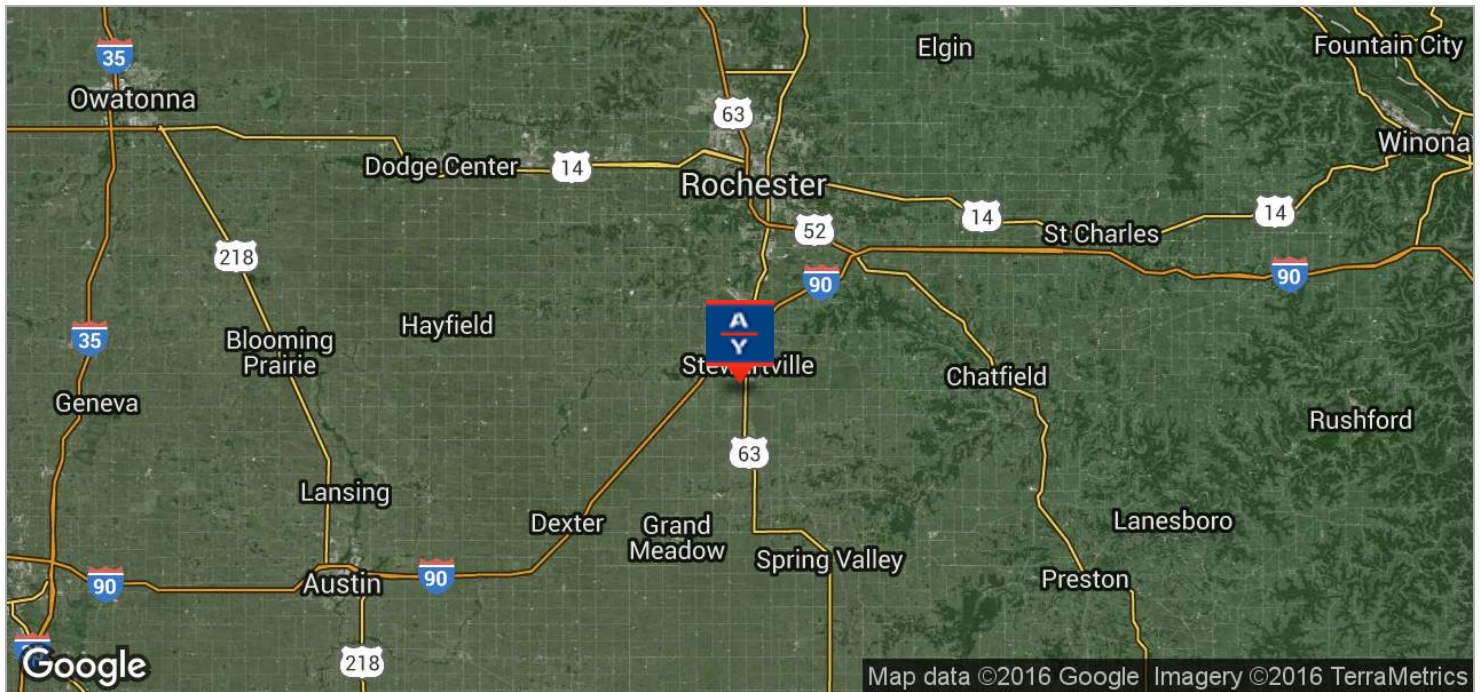
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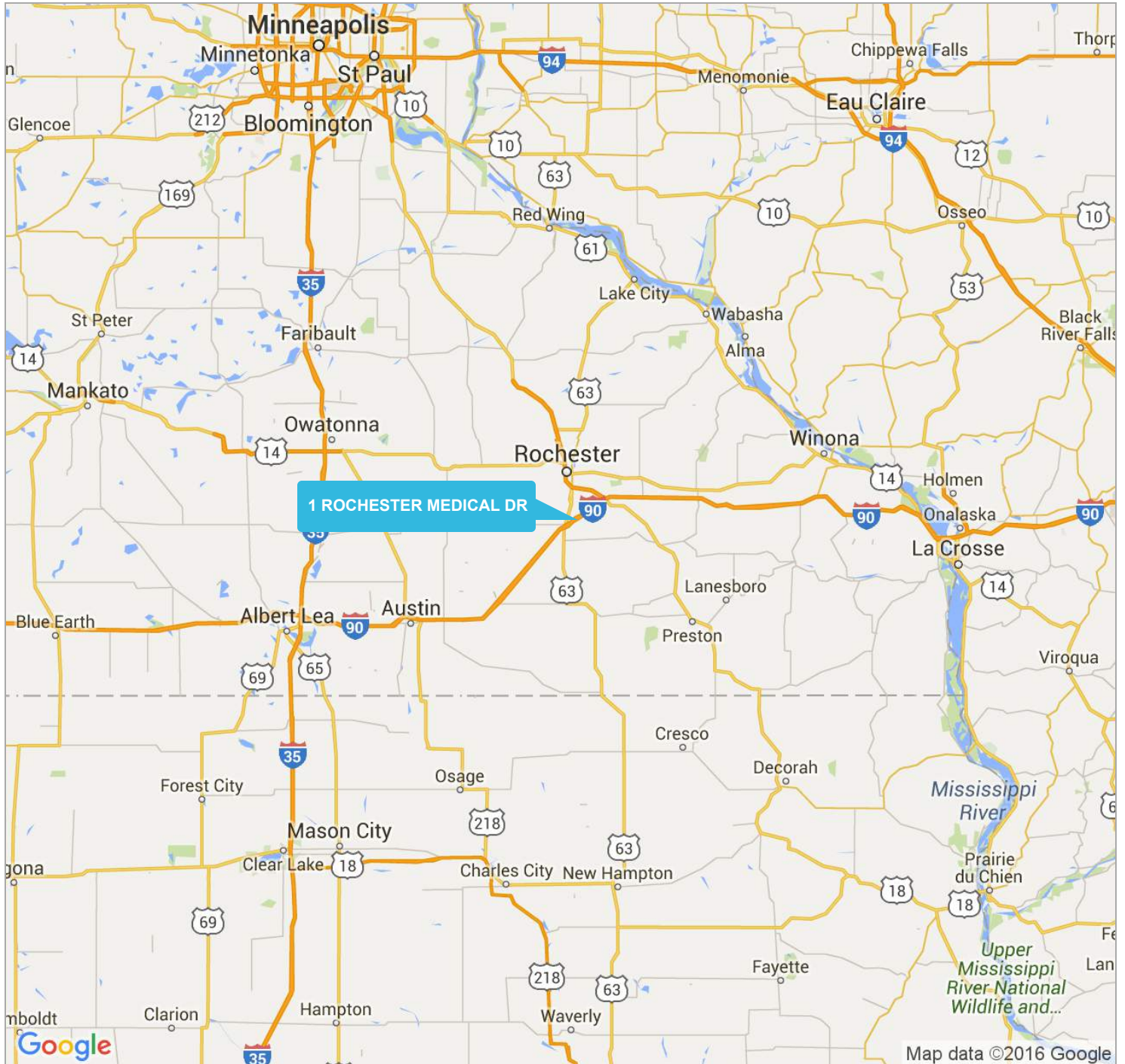


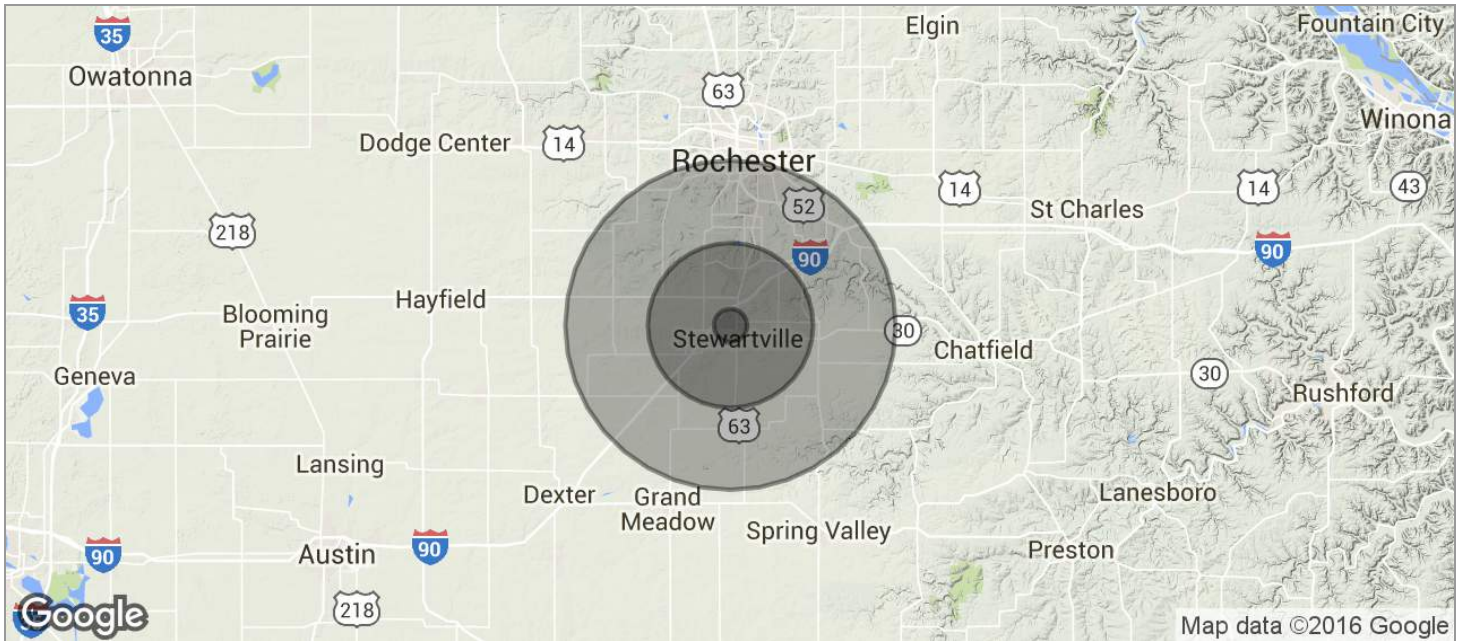












### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,562	10,127	42,703
MEDIAN AGE	35.9	36.7	39.1
MEDIAN AGE (MALE)	37.3	37.9	39.1
MEDIAN AGE (FEMALE)	33.4	34.7	38.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	596	3,860	16,786
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$62,672	\$66,892	\$89,829
AVERAGE HOUSE VALUE	\$164,713	\$171,789	\$221,598

### RACE

	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	96.8%	92.1%
% BLACK	1.1%	1.1%	1.9%
% ASIAN	1.8%	1.6%	3.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	0.2%	0.2%	0.8%

### ETHNICITY

	1 MILE	5 MILES	10 MILES
% HISPANIC	1.0%	1.0%	2.4%

\* Demographic data derived from 2010 US Census



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1 -

- 1 7/26/2013  
REVISION
- 2 8/19/13  
PERMIT SET
- 3 9/13/13  
PROGRESS SET
- 4 02/25/14  
DRYING EQUIPMENT  
DIP LINE EQUIP.
- 5 03/05/14  
DRYING EQUIPMENT
- 6 04/25/14  
AS-BUILT

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

REG. NO. 21268

DATE: 02/25/14

This drawing and the information it contains is the property of A.B. SYSTEMS, INC. It must not be copied, traced, or released without our consent.

PROJECT TITLE:

ROCHESTER MEDICAL  
NEW BUILDING  
STEWARTVILLE, MN



**A.B. SYSTEMS, INC.**  
Designer / Builder / Developer  
Since 1972  
209 Wood Lake Dr. SE.  
Rochester, MN 55904  
(507) 288-9397

SHEET TITLE:

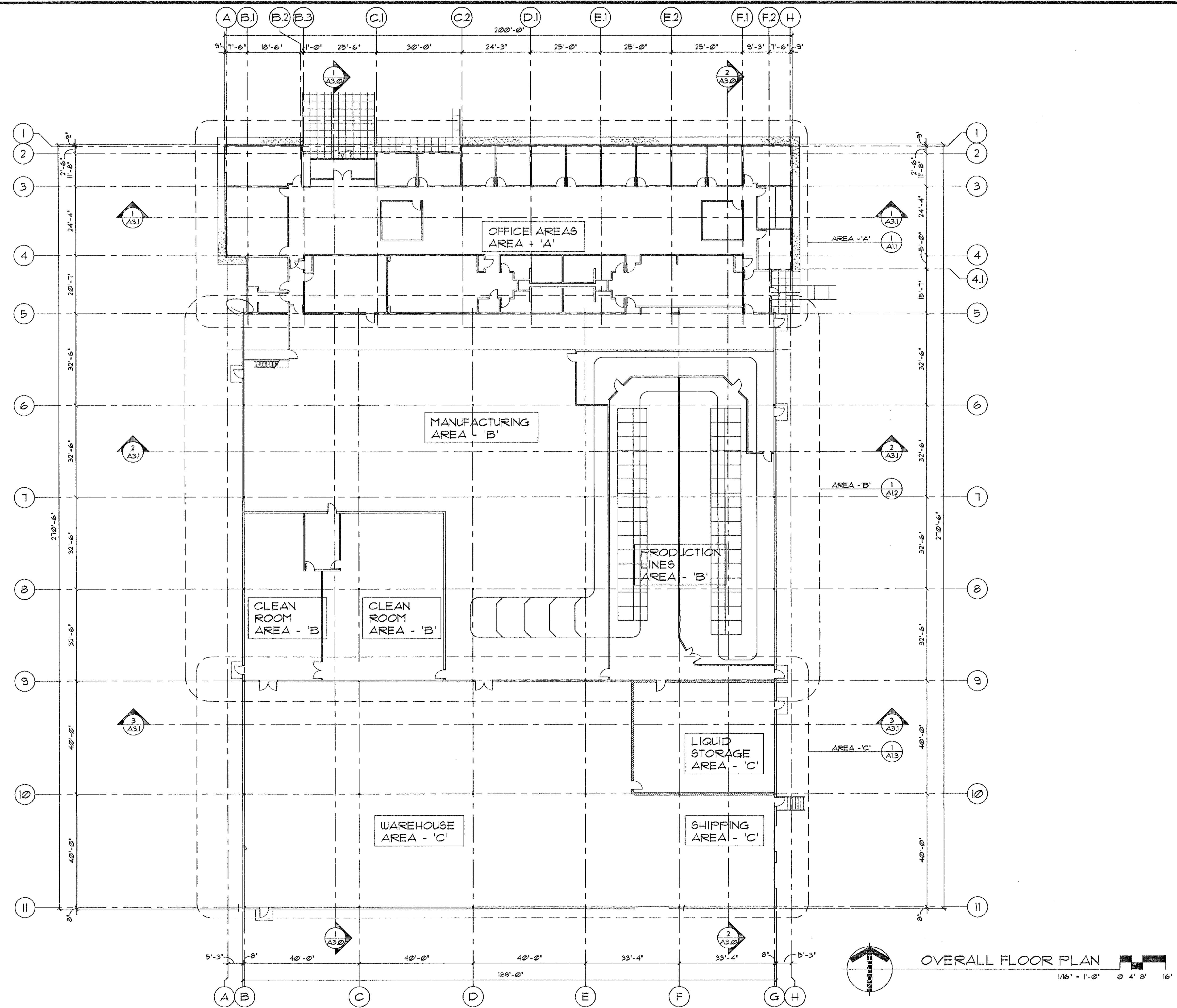
## CAMPUS PLAN

SHEET NUMBER:

## G1.1

PROJECT NUMBER:  
2012-115



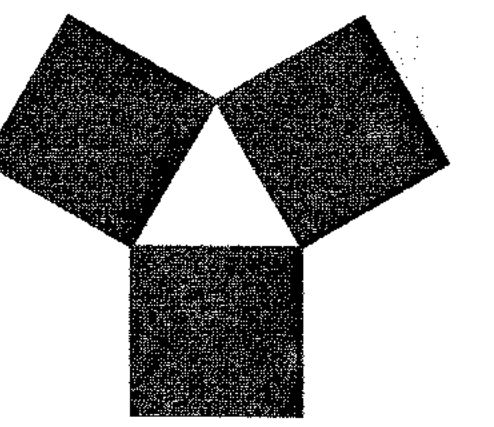


OVERALL FLOOR PLAN

1/16" = 1'-0" 0' 4' 8' 16'

- AREA - 'A'  
(SHEET A11)
- AREA - 'B'  
(SHEET A12)
- AREA - 'C'  
(SHEET A13)

KEY PLAN  
NOT TO SCALE

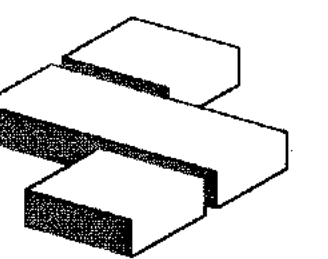


**YAGGY  
COLBY  
ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

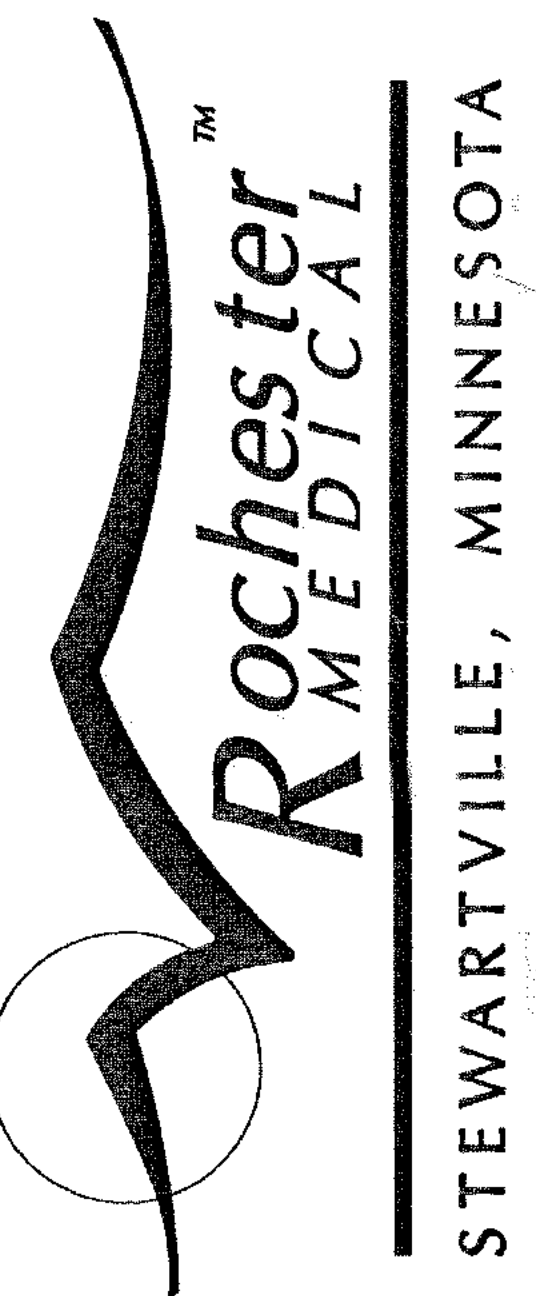
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058

GENERAL CONTRACTOR:



**SCHWAB COMPANY**

74 Kansas Street  
P.O. Box 528  
Winona, MN 55987  
Phone: 507-454-5000  
Fax: 507-454-5004



STEWARTVILLE, MINNESOTA

PROJECT  
NUMBER 4969-06  
COMPUTER  
FILE 4969A1-0.DWG

DATE 05-20-96

DRAWN BY BDD, GRV, SWD

CHECKED BY

REVISIONS

SHEET NUMBER

OVERALL FLOOR PLAN

**A1.0**

OF SHEETS