

INDUSTRIAL FOR SALE

1500 **2ND AVE NW** Stewartville, MN

Partnership. Performance.

Opportunity

- 39,474 Square Feet Available
- Excellent Manufacturing Building
- Easy Access to I-90 via Hwy 63
- Separate Building with Outside Storage On-Site Tank Available
- Excellent Building for Local Service Business



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OFFERING SUMMARY		PROPERTY HIGHLIGHTS			
Sale Price:	\$1,973,700	Power: 480v, Original Building 800A Service, Expansion 1000A Service			
		• Heater & Boiler: 3 x EVO HWH 00399, 399,200 BTU/HR			
Price / SF:	\$50.00	Compressed Air with Copper Piping			
		Office area is 4" concrete floor and Production area is 5" concrete floor			
Lot Size:	3.41 Acres	• 2 Dock Doors			
Year Built:	1968				
Building Size:	39,474 SF	DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
201101110 01201		Total Households:	596	3,758	17,558
		Total Population:	1,563	9,847	44,516
Renovated:	2010	Average HH Income:	\$62,713	\$66,174	\$87,985



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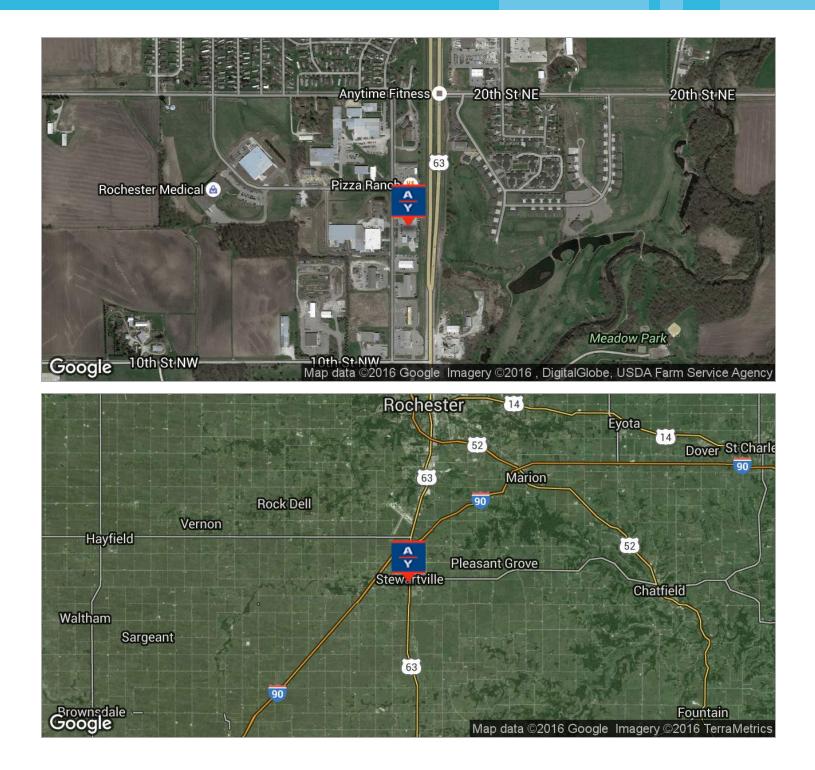






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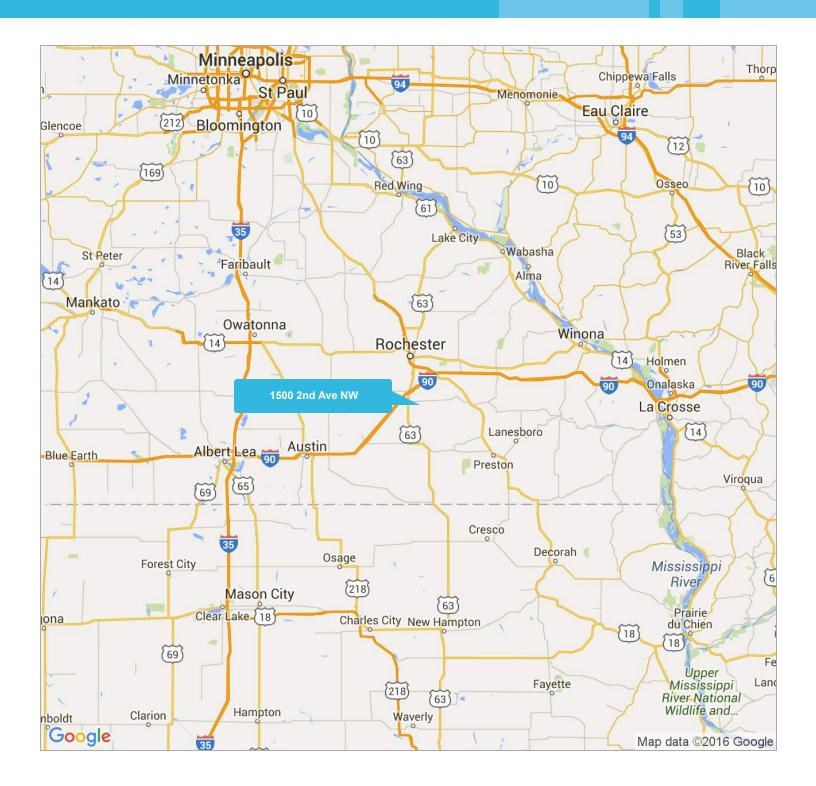






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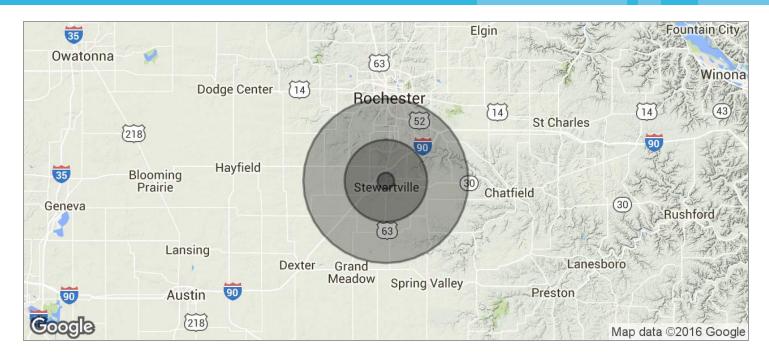






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For Sale 1500 2nd Ave NW



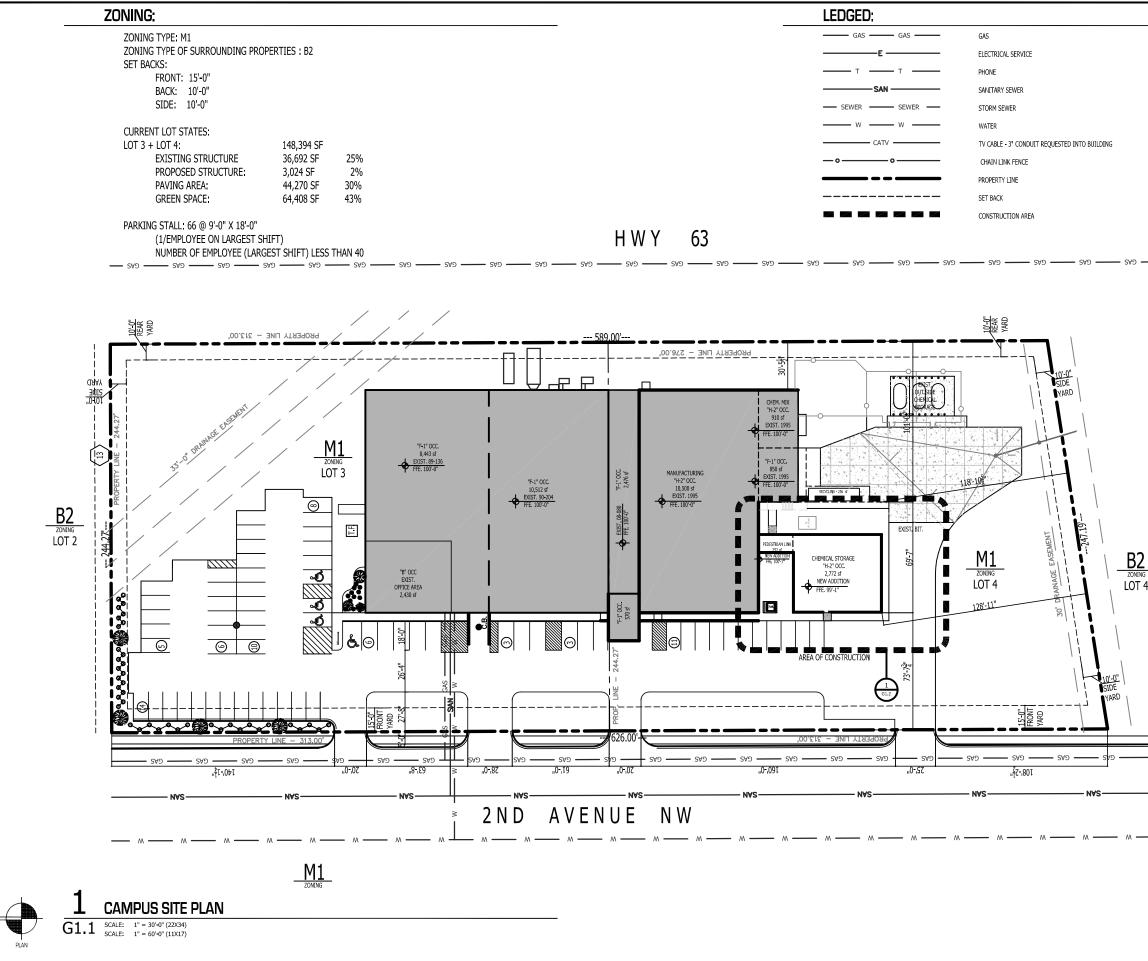
POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,563	9,847	44,516
MEDIAN AGE	35.9	36.7	39.0
MEDIAN AGE (MALE)	37.3	37.8	38.9
MEDIAN AGE (FEMALE)	33.4	34.7	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	596	3,758	17,558
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$62,713	\$66,174	\$87,985
AVERAGE HOUSE VALUE	\$164,830	\$169,807	\$219,205
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	96.9%	91.8%
% BLACK	1.1%	1.1%	2.1%
% ASIAN	1.8%	1.6%	3.7%
% 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

* Demographic data derived from 2010 US Census





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2010-089 ROCHESTER MEDICAI

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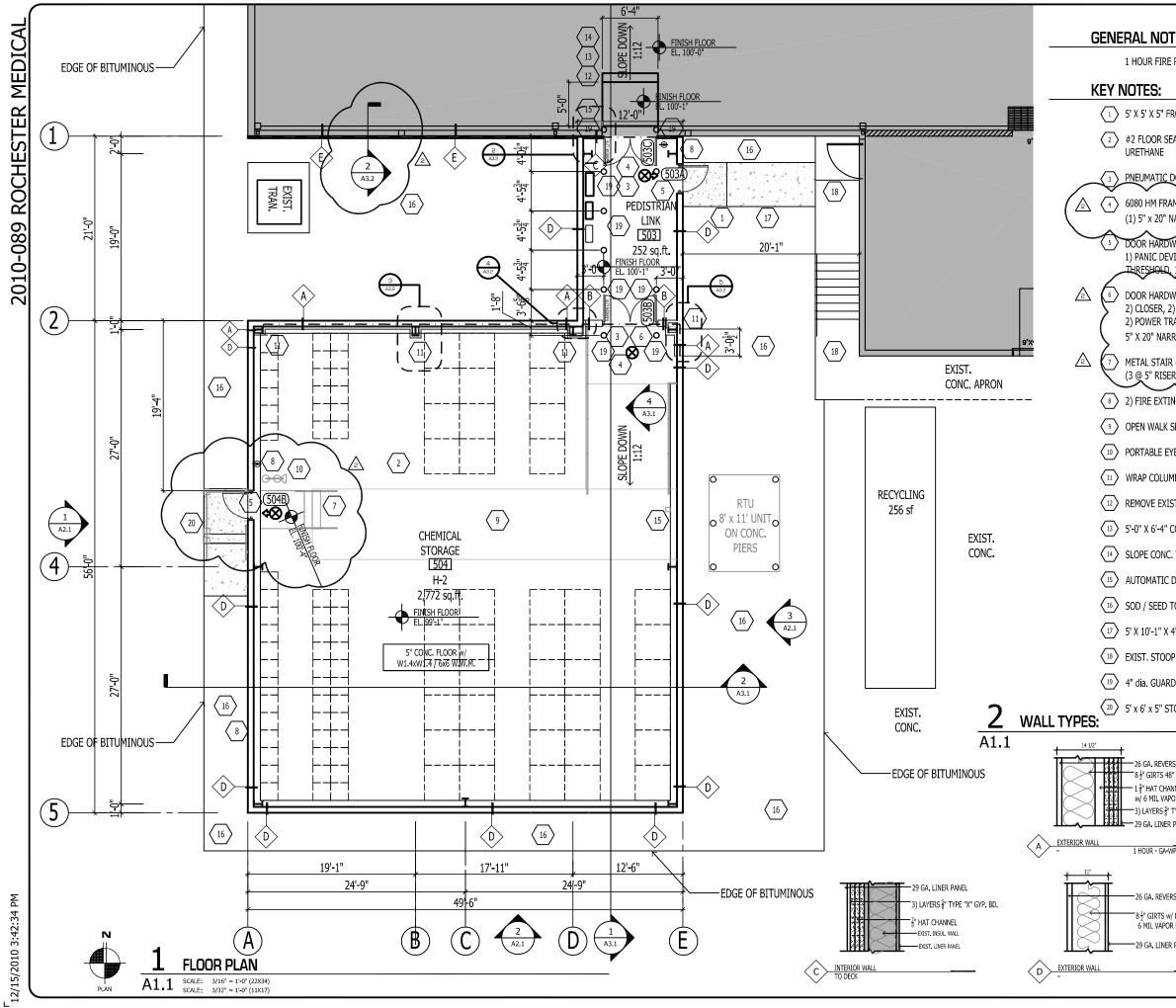
CANOPY TREE

SHRUB 18" TALL MIN.

DRAWN BY: HSS REVISIONS: 1 9/20/10 GUARD POST LOCATION 2 10/4/10 PERMIT CORRECTION LETTER AYSHFORD architecture planning inc 27 4th Street NW Byron MN 55520-0638 090730 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 law of the state of Minneso/a Pul? Punn Randall L. Ayshford REG. NO. _______ 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 BUILDING ADDITION STEWARTVILLE, MINNESOTA A.B. SYSTEMS, INC. Designer/Builder/Developer SHEET TITLE: CAMPUS SITE PLAN SHEET NUMBER: G1.1 PROJECT NUMBER:

2010-089





DTES:	DRAWN BY: HSS REVISIONS: 1 9/20/10 GUARD POST
	LOCATION 10/4/10 PERMIT CORRECTION LETTER
FROST FREE STOOP	
SEALER - FLOROTHANE CR 250 ESD AN ELECTROSTATIC DISSIPATIVE	
C DOOR OPENER WITH REMOTE PUSH BUTTON 503B AIR, 503C ELECTRIC	
RAME & DOOR, HARDWARE: PUSH / PULL, 6 HINGES, KICK PLATE, "NARROW LITE w/ 4" CAT II WIRE GLASS	AYSHFORD architecture planning inc 27 4% Street NV Byron NV 55920088
DWARE: EVICE w/ NO EXTERIOR HARDWARE, 3) HINGES, 1) CLOSER, 1) D, 1) SWEEP, 1) WEATHER STRIPPING	090730
DWARE: (60 MIN DOOR) , 2) PANIC DEVICES W/ VERT. RODS, 6) HINGES, 2) DUST PROOF STRIKES, TRANSFERS, 1) CONTROLLER, 1) ASTRIGAL, 1) WEATHER STRIPPING (1) ARROW LITE W/ 4 ⁺ Cat II WIRE GLASS	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.
IR - GRATE 4'-4" X 5' LANDING, OPEN RISERS, & 3) METAL GRATE TREADS	Randall L. Ayshford REG. NO. <u>21268</u> DATE: <u>7/29/10</u>
TINGUISHERS	
K SPACE	This drawing and the information it contains is the property of A.B. SYSTEMS, INC. It must not
EYE WASH, SHOWER - BY OWNER	be copied, traced, or released without our consent
UMN & RAFTER (FIRE RATED SEE WALL "A")	PROJECT TITLE:
KISTING CONC. FLOOR FOR NEW RAMP	
" CONC.	
IC. TO EXISTING FLOOR (1:12 SLOPE)	
C DOOR PUSH BUTTON	
D TO MATCH EXIST.	
X 4" CONC. WALK	
DOP / WALK	
NRD POST (9 TOTAL)	
STOOP W/ (1) STEP, PLUS HAND RAIL	
VERSE PANEL RIB 48" O.C. W/ F.G. INSUL. HANNEL @ 24" O.C. APOR BARRIER §" TYPE "X" GYP. BD. §" LINER PANEL	
A-WP 9021 B INTERIOR WALL TO DECK 1 HOUR - WP 1072 UL DESIGN W415	A.B. SYSTEMS, INC. Designer/Builder/Developer SHEET TITLE:
VERSE PANEL RIB W/ F.G. INSUL, W/ OR BARRIER JER PANEL ER PANEL	FLOOR PLAN SHEET NUMBER: A1.1
E EXTERIOR WALL 1 HOUR - GA-WP 9021	PROJECT NUMBER: 2010-089