

7.2% CAP



1500 North Front Street

New Ulm, MN 56073

35,000 Square Feet Available / 3 Acre Parcel

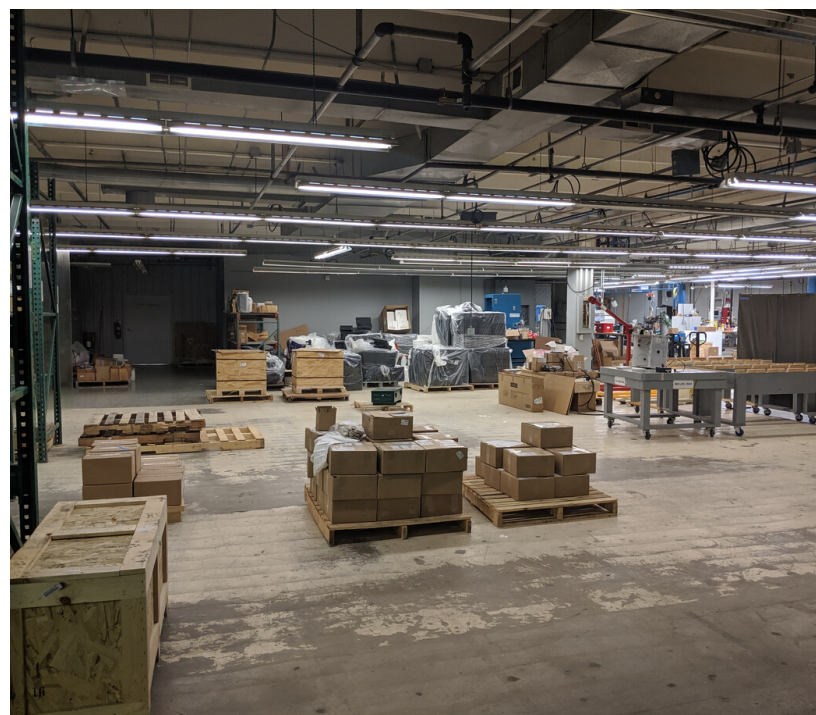
Light Industrial
manufacturing building for
Sale or Lease.
Currently leased by Windings,
Inc. through 12/31/19.
www.windings.com

- 8,000 sf Renovated Office Space
- 27,000 sf Warehouse / Production Space
- 13 - 15' Clear Height
- Fully sprinkled & HVAC throughout
- Well located / Easy access to Hwy 14 & 21
- Two Drive-in Bays / Two Dock Doors
- Ample parking and additional land for expansion

david@revivalcre.com

Revival Commercial Real Estate, LLC
612.440.9775

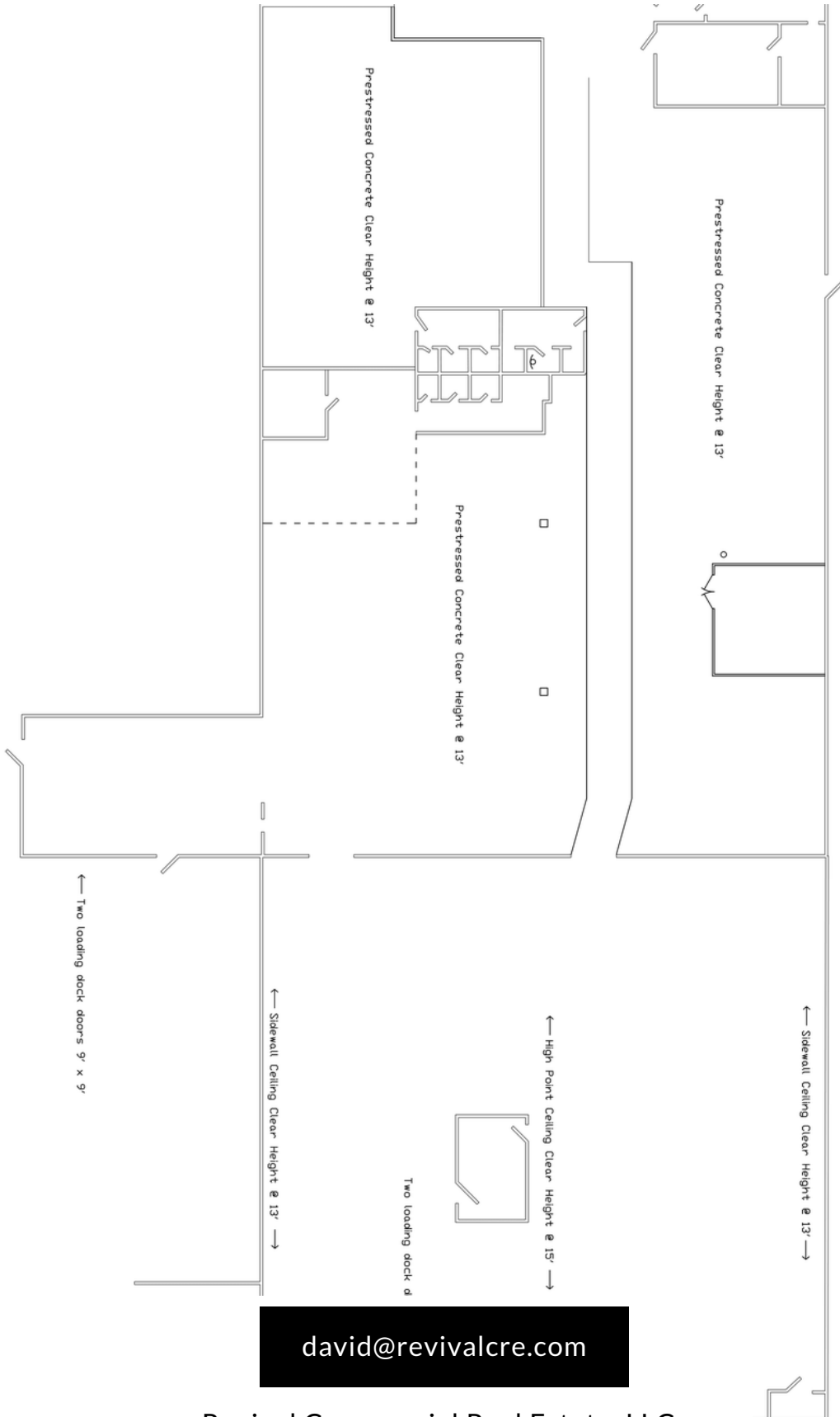
FOR SALE OR LEASE



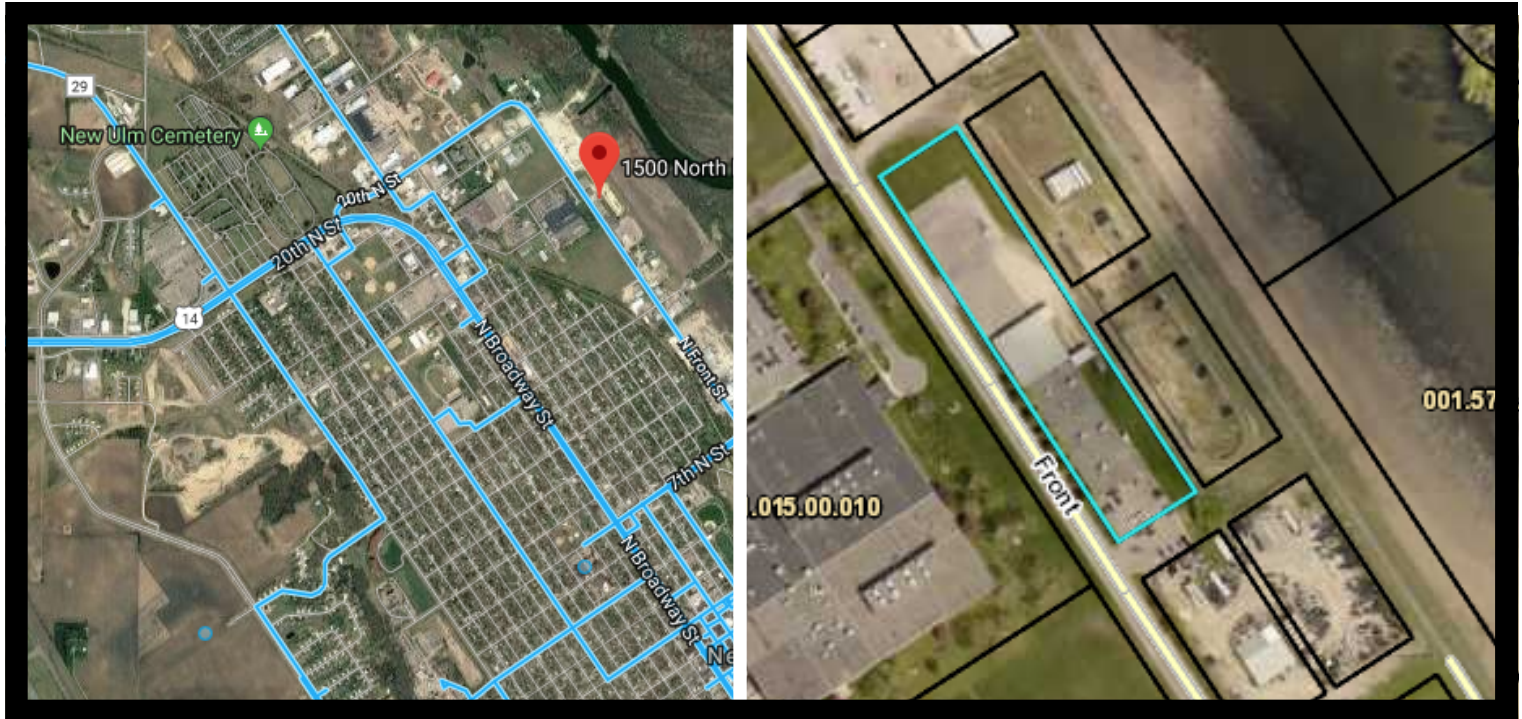
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FOR SALE OR LEASE



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Price: \$2.1 MM(\$60 psf)

Currently leased by Windings, Inc. through 12/31/2019

2019 NOI - \$152,048 NNN - 7.24% CAP

Lease Rate: \$5 per square foot NNN

*Tenant pays taxes, utilities, insurance and operating expenses

Aerial Video of Property: <https://youtu.be/K638mVJlqLg>

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