

INDUSTRIAL SPACE FOR SALE OR LEASE >

Seneca Distribution Center

330 20th Street SE | Rochester, MN 55904

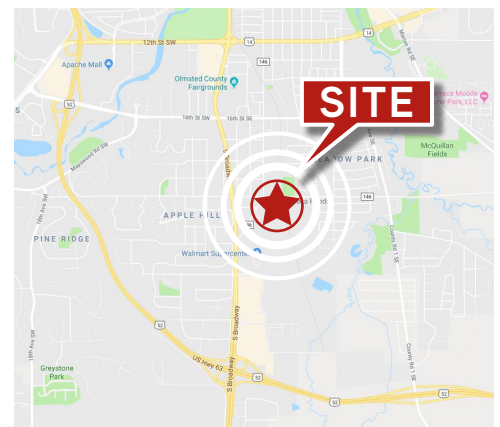


Accelerating success.



BUILDING AMENITIES

- > Extremely functional
- > One of limited bulk distribution buildings in the region
- > Rail served by Canadian Pacific
- > Zoned Industrial
- > Ability to add multiple dock doors



CONTACT US >

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INDUSTRIAL BUILDING > FOR SALE

SITE INFORMATION

- > Location 330 20th Street SE, Rochester, MN
- > Description Bulk Distribution/Warehouse
- > Building Size 193,600 SF
- > Year Built 1995
- > Clear Height 28' – 32' (Pitched)
- > Column Spacing 40' x 40'



SALE PRICE

\$8,699,999 (\$44.94 PSF)

NET RENTAL RATES

\$4.00 PSF



TAXES & EXPENSES

2019 TAXES

\$89,900

OPERATING EXPENSES

\$0.56 PSF (Tax: \$0.46 PSF | CAM: \$0.10 PSF)



LOADING

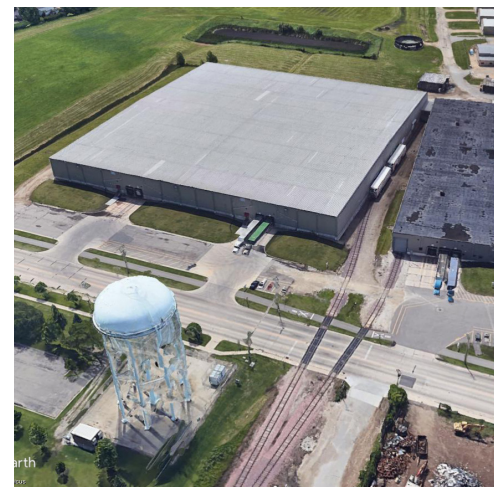
- > 4 Dock Doors
- > 1 Outside Rail Loading Dock
- > Ability to add multiple docks, drive-ins



DRIVE TIMES

	Miles	Minutes
to US 63	0.3 miles	1 minute
to US 52	1.6 miles	4 minutes
I-90 via US 63	8 miles	10 minutes
to Albert Lea	61 miles	60 minutes
to MSP Airport	79 miles	77 minutes

SITE AERIAL >



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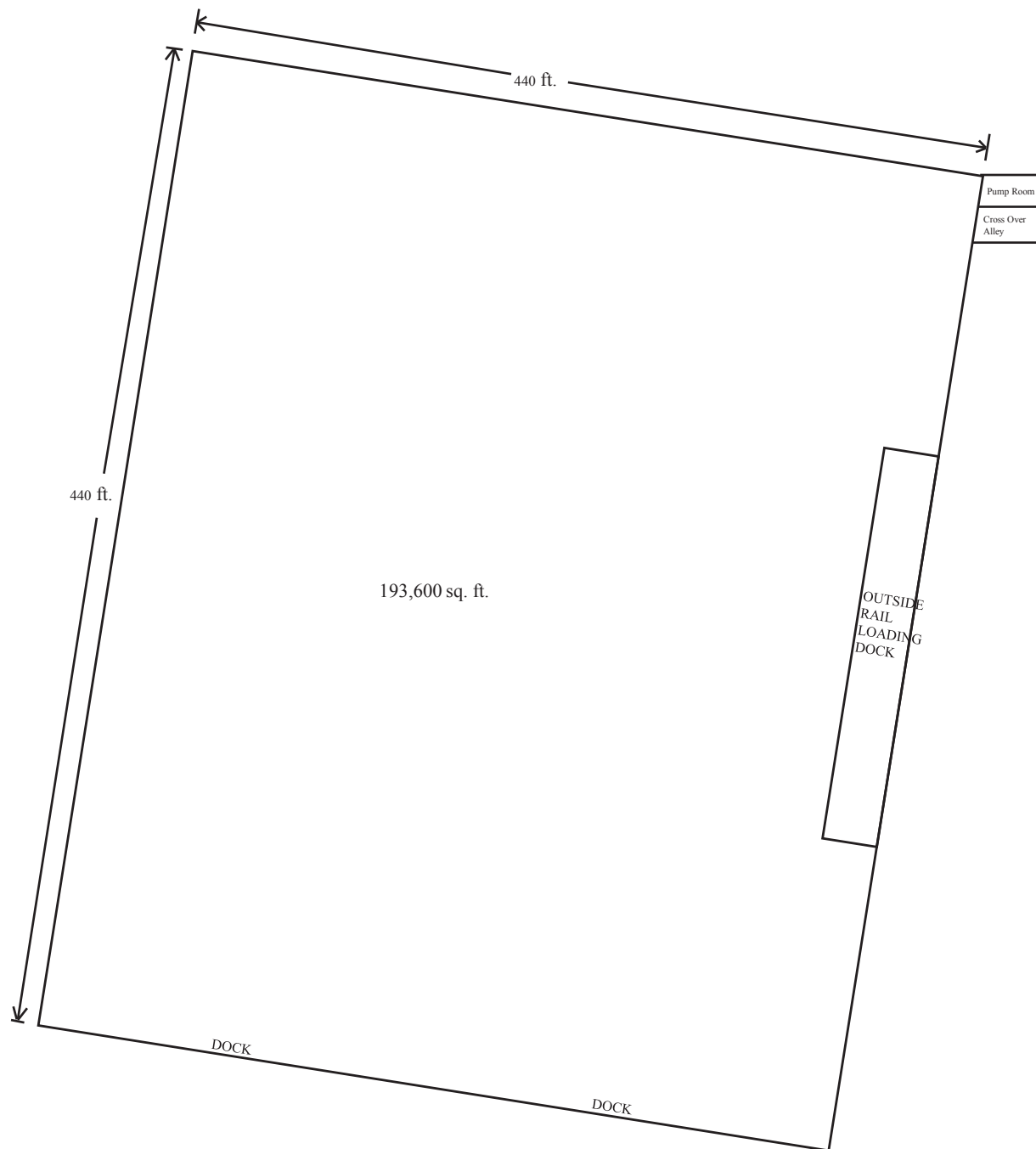
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FLOOR PLAN >

Seneca Foods Warehouse | 330 20th Street SE | Rochester, MN



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