

INDUSTRIAL SPACE FOR SALE OR LEASE >

# Seneca Distribution Center

330 20th Street SE | Rochester, MN 55904

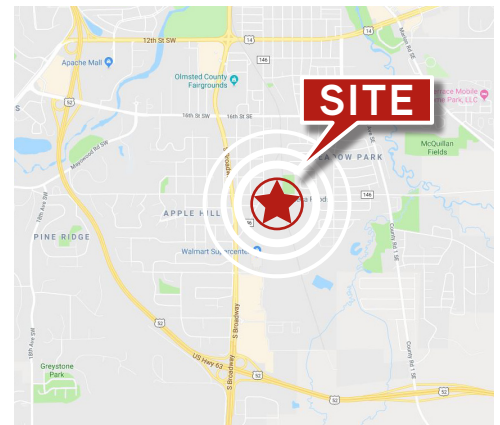


Accelerating success.



## 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 >

Joe Owen CCIM SIOR

952 897 7888

[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Bill Ritter CCIM SIOR

952 897 7743

[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)

# 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
- > Site Size 18.43 acres
- > Clear Height 28' – 32' (Pitched)
- > Column Spacing 40' x 40'



### SALE PRICE

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

### NET RENTAL RATES

\$4.00 PSF



### LOADING

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



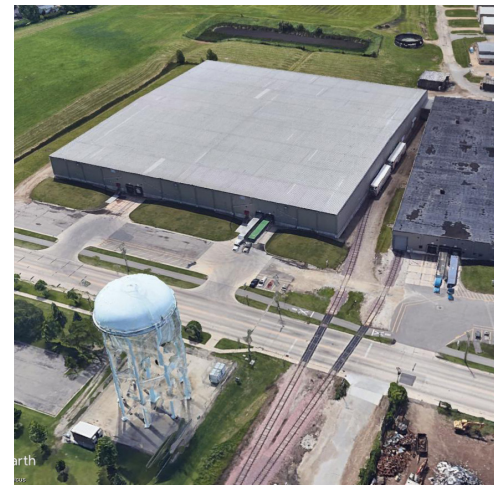
### DRIVE TIMES

	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

## COMMENTS

This bulk warehouse building in Southeastern Minnesota is rail-served by the Canadian Pacific Railroad and has convenient access to major cross-state and cross-country highways.

## SITE AERIAL >



## CONTACT US >

Joe Owen CCIM SIOR  
952 897 7888  
[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Bill Ritter CCIM SIOR  
952 897 7743  
[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)



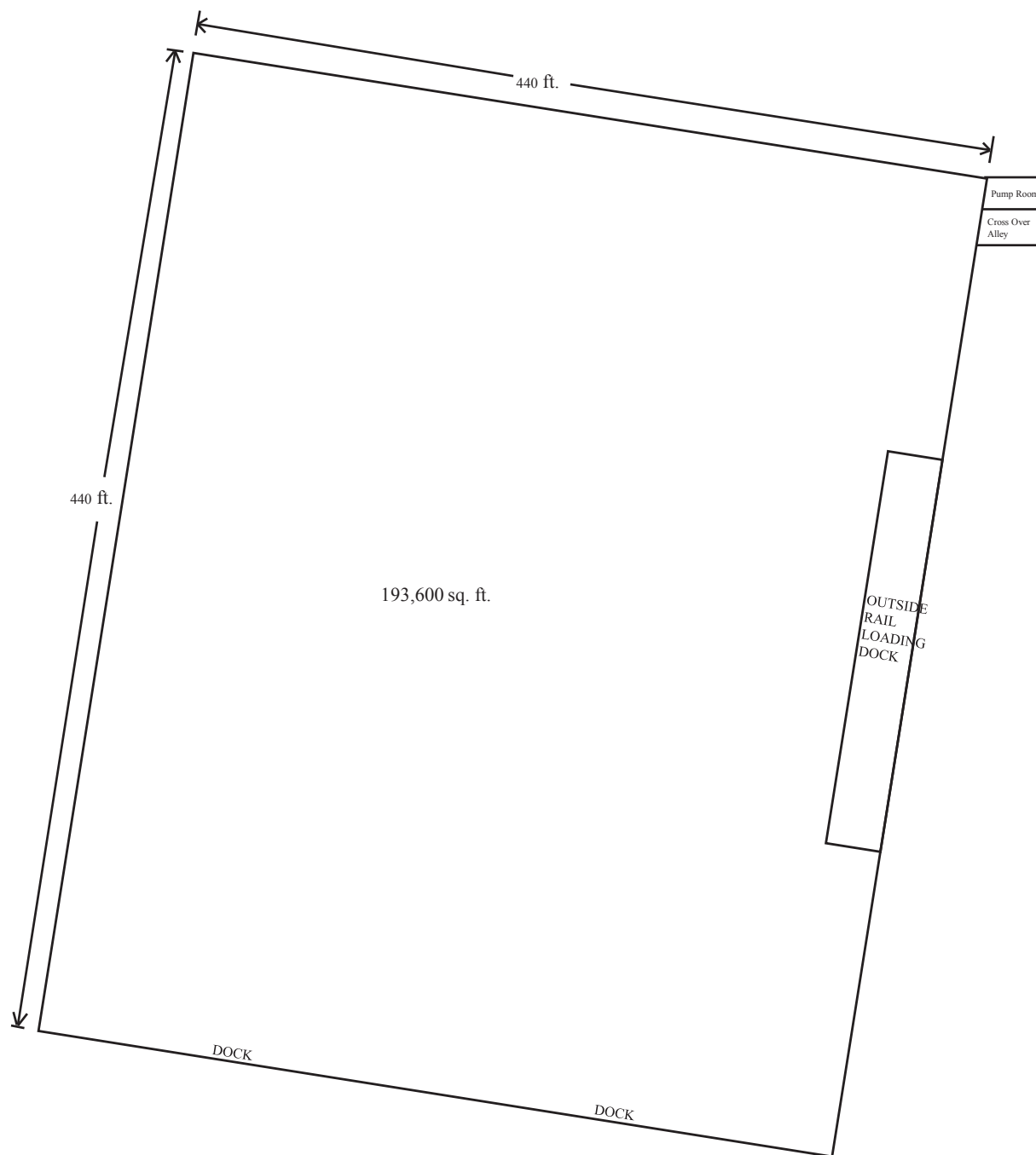
Accelerating success.

# FLOOR PLAN >

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



Accelerating success.



## CONTACT US >

Joe Owen CCIM SIOR

952 897 7888

[joe.owen@colliers.com](mailto:joe.owen@colliers.com)

Bill Ritter CCIM SIOR

952 897 7743

[bill.ritter@colliers.com](mailto:bill.ritter@colliers.com)