

FOR LEASE



INDUSTRIAL FLEX

VICTORY DRIVE DEVELOPMENT
NEW EXPANSION

2351 N VICTORY DRIVE | MANKATO, MN 56001



CONTACT

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PROPERTY HIGHLIGHTS

Newly developed Victory Drive Development Expansion property features 15,000 SF of future Industrial/Flex space located in Mankato, MN. 40,000 SF of the property is fully leased out, with the 15,000 SF becoming available with the construction of the expansion. The 15,000 SF will be available in 5,000 SF bay suites. Each suite comes with 1,000 SF vanilla shell with bathroom rough ins, office area, 4,000 SF of warehouse space, and dedicated loading docks and drive-ins.

FEATURES

- 15,000 SF Total Available
- Suites can be expanded in 5,000 SF increments
- Flexible space (showroom/office/warehouse)
- 18' clear height in warehouse
- Ample parking, and suites come with signage space
- Centrally located, superior visibility, and easy access
- Steel frame building
- Heating system with forced air
- Warehouse - gas
- 3-phase electrical
- LED Lighting
- Fully sprinkled
- Current Tenants:
 - Rice Companies
 - SCR
 - Diamond Vogel
 - GES
 - AirGas



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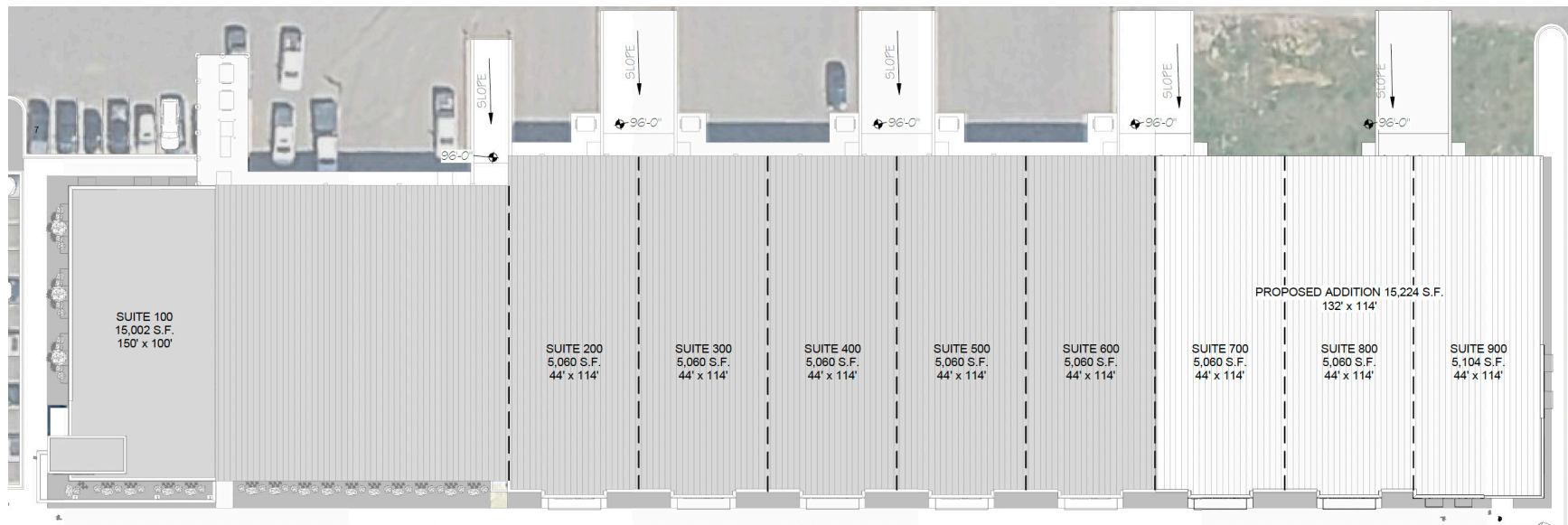
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EXPANSION PLAN

FLOOR PLAN



SITE PLAN



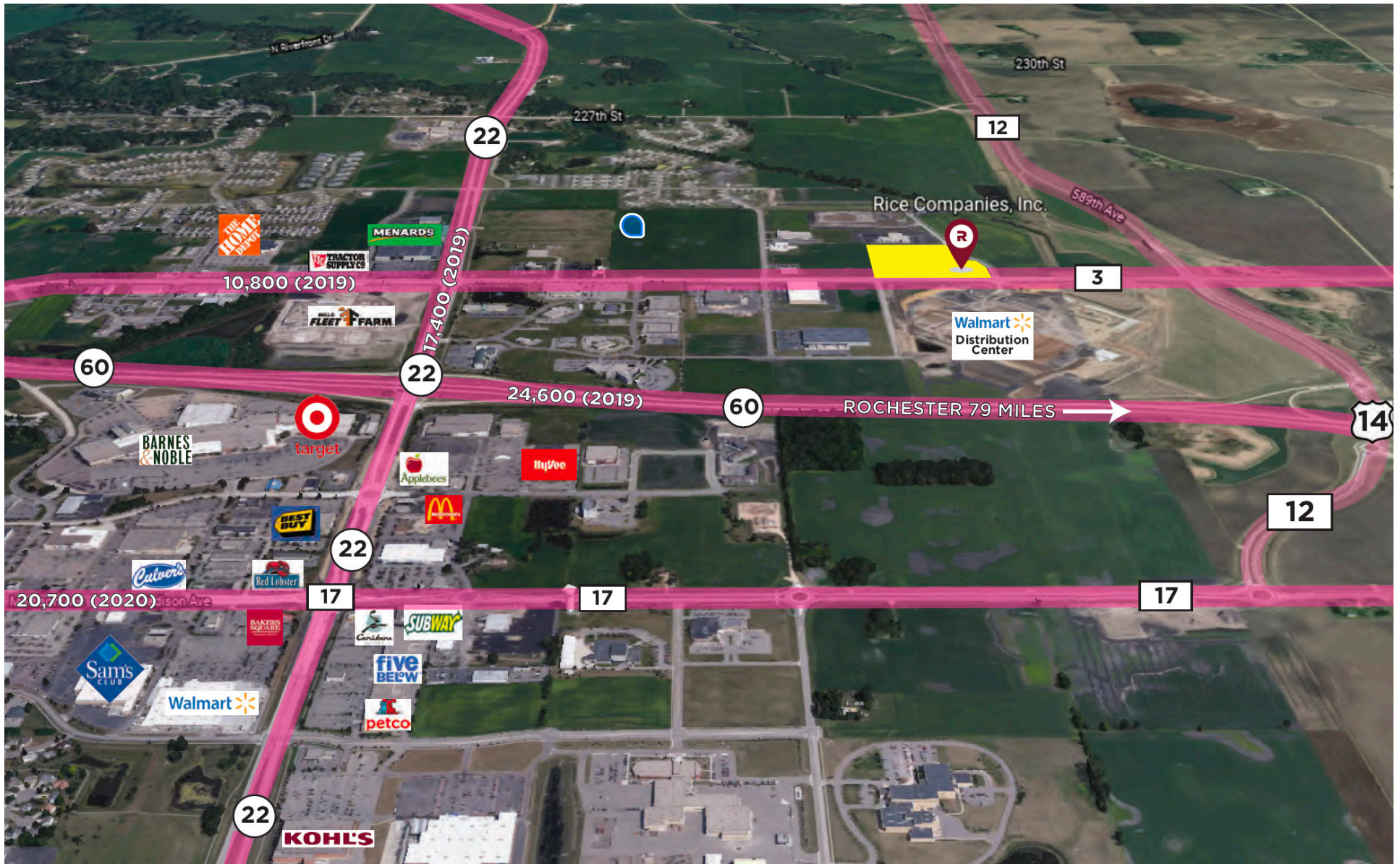
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STRATEGIC LOCATION



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