



**For Sale / Lease
Industrial
Condo's**



WAVERLY

Business Park

Sales Price: \$220,000.00 Lease Rate: \$10.00/psf

Building: 9,000/sf (1,800/sf each)

6th Street South, Waverly, MN 55390

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PROPERTY LOCATION

- * South of Highway 12
- * East of County Road 8
- * Businesses in the Area:
Citizens State Bank, Wolf Auto Parts, Waverly City Hall,
US Post Office, Domino's Pizza and more...

TRAFFIC COUNTS - 2024

- * Highway 12 - 8,614 VPD
- * County Road 8 - 2,926 VPD



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PROPERTY OVERVIEW

6th Street South, Waverly, MN

Sales Price
\$220,000.00 / 1,800/sf Condo

Lease Rate
\$10.00/psf NNN

Operating Expenses: \$2.50/psf

Building Size 9,000/sf - Building #1

Space Available 4 Spaces - 1,800/sf each (30' x 60')

County Wright

PIDs 116-043-000001

116-043-000002 **Leased**

116-043-000003

116-043-000004

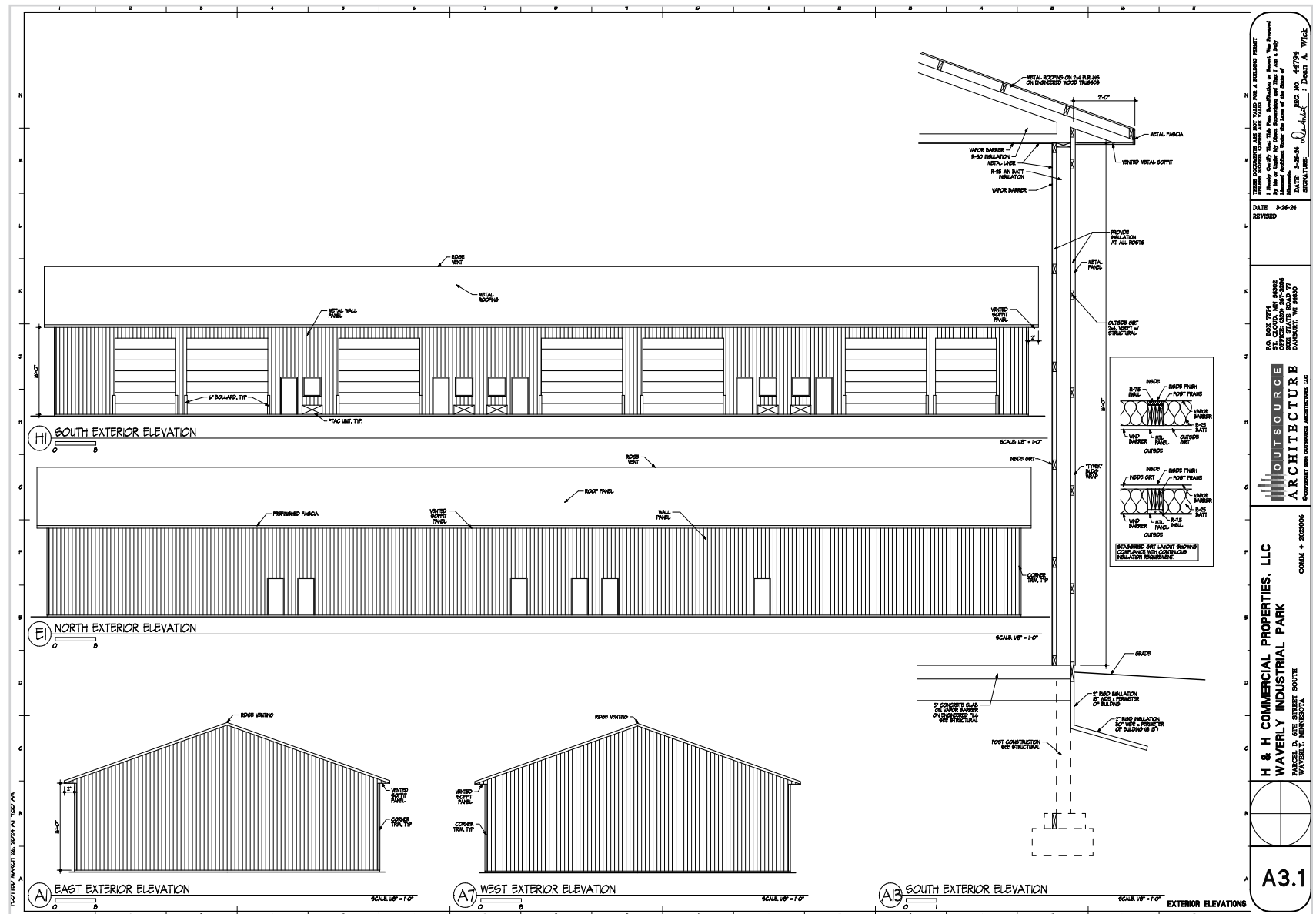
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Zoned I-1 Industrial

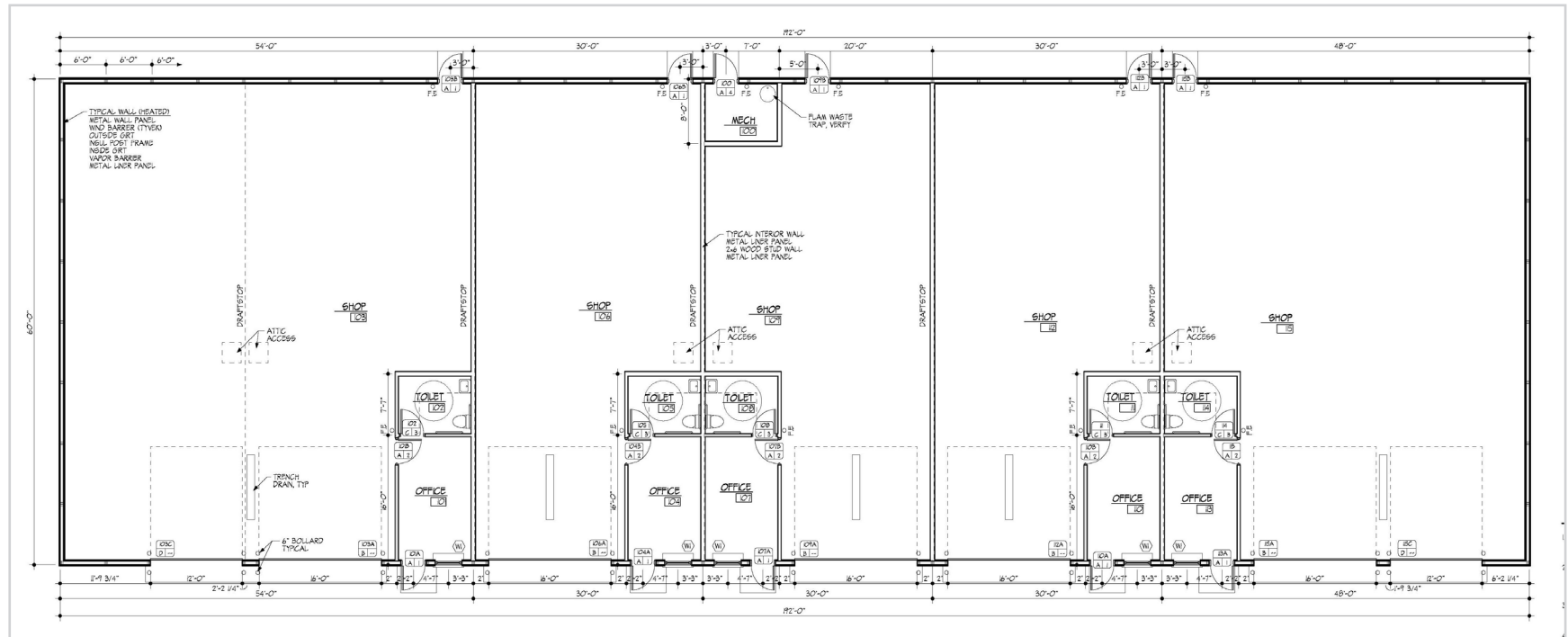
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EXTERIOR CONCEPT PLAN



BUILDING PLAN



INTERIOR



OFFICE



SHOP

EXTERIOR



* Building 1	9,000/sf Total		
Suite 1 (1-1)	1,800/sf		
Suite 2 (1-2)	1,800/sf	Leased	
Suite 3 (1-3)	1,800/sf		
Suite 4 (1-4)	1,800/sf		
Suite 5 (1-5)	1,800/sf		
* Building 2	(Under Construction - 11,520/sf Total)		
Suite 1 (2-1)	2,880/sf		
Suite 2 (2-2)	1,800/sf		
Suite 3 (2-3)	1,800/sf		
Suite 4 (2-4)	1,800/sf		
Suite 5 (2-5)	3,240/sf		
* Building 3			
To Be Built			
* Building 4			
To Be Built			
* Building 5			
To Be Built			
* Building 6			
To Be Built			

PROPERTY INFORMATION

- * Overhead Doors - (1) One 14' Drive-In
- * Clear Height - 16'
- * 5" Concrete Floors
- * Floor Drains with Flammable Waste Trap
- * Unit Heaters in Warehouse (A/C in Office & Restroom Only)
- * Spray Foam (walls R-26) and (ceiling R-54)
- * Mezzanine (23' x 10')
- * Easy Access
- * Second Building is Under Construction
- * Utilities Separately Metered
- * Post Frame Building