



# New Listing

Discover a prime opportunity with this modern expansive industrial building!



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# Location

High-traffic location on the edge of Hastings, next to a trending neighborhood with amenities nearby.

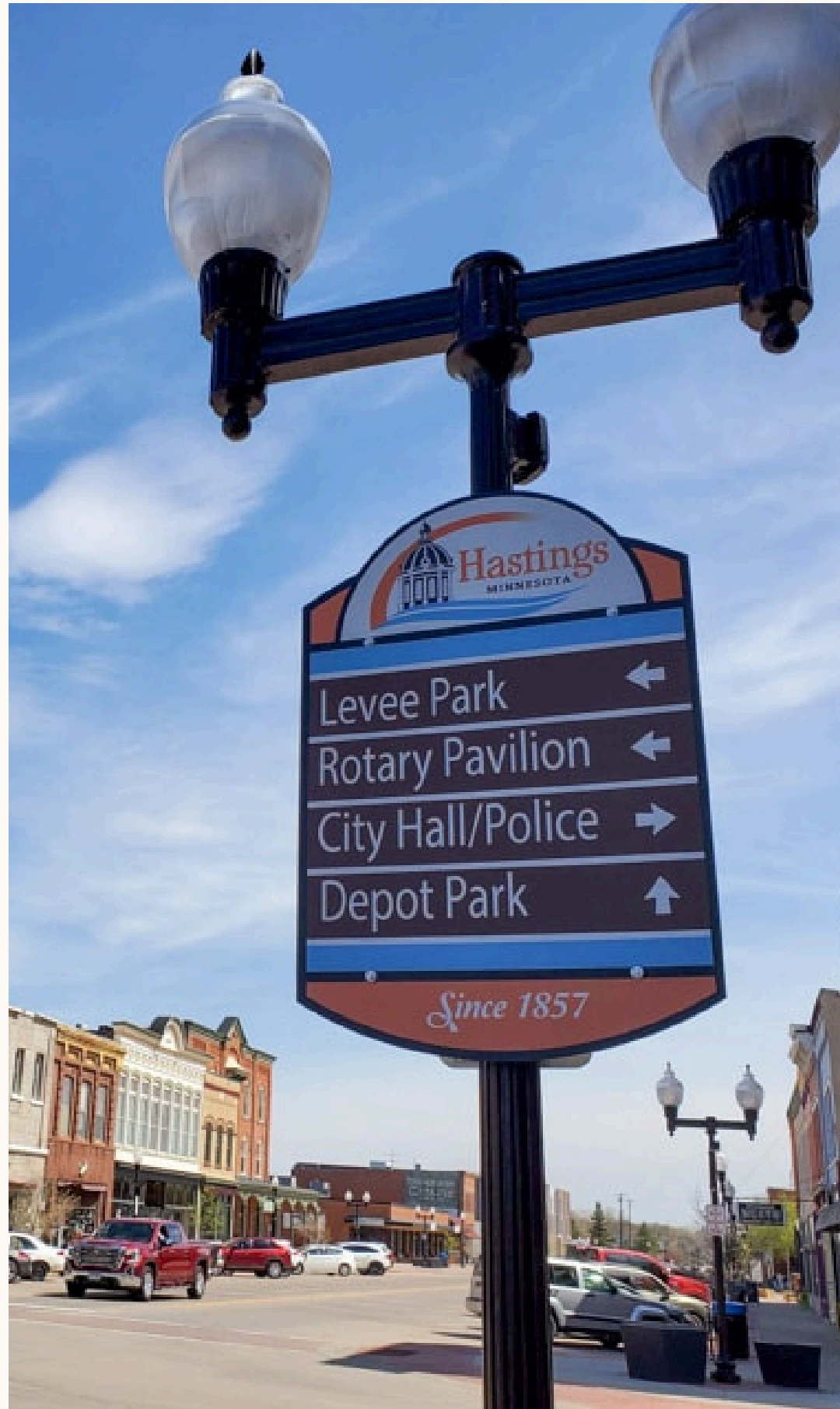
## Address

800 10<sup>th</sup> St East  
Hastings, MN 55033

## Call Tim

952-432-4900





# The Neighborhood

## Population

22,050

## Average Age

40

## Average income

\$92,940

## Nearby Amenities

- Restaurants and shopping
- Historic downtown
- Riverfront areas
- Hiking and biking trails
- Community known for its river town charm and proximity to the Twin Cities.



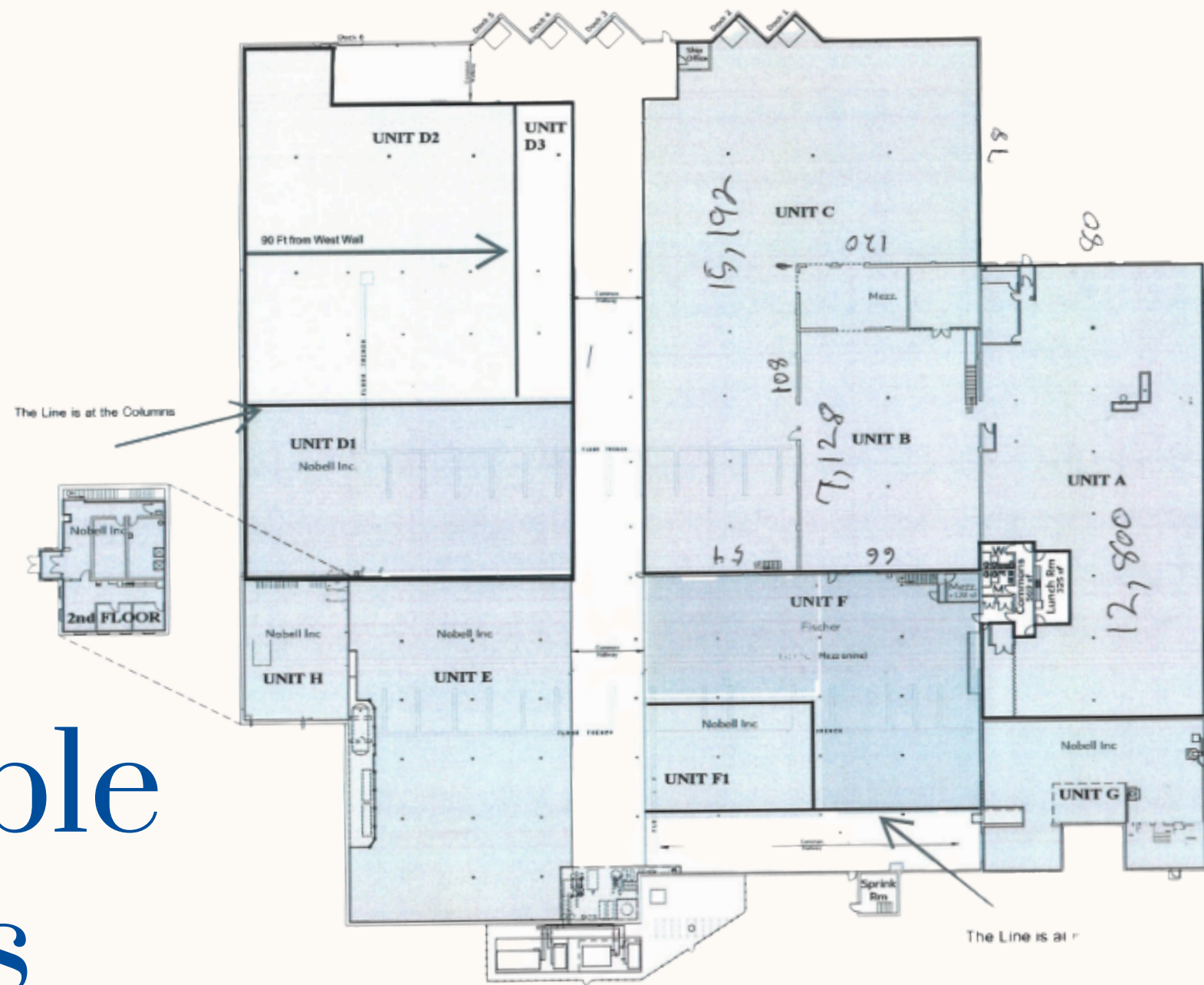
# Highlights

This modern industrial space is fully equipped, covering 98,580 sqft with ceiling heights of 11 to 20 feet. It features a robust power system, configurable loading bays, indoor and outdoor storage, and employee parking on 7.96 acres. Located in a high-traffic area on the edge of Hastings, it is surrounded by potential tenants and is close to a trending neighborhood with amenities, making it an ideal manufacturing hub.

**\*Common area space will be pro-rated per unit size and added on top of the base rent.**



# Available Spaces



- Unit A: 12,800 sqft
- Unit B: 7,128 sqft
- Unit C: 15,192 sqft
- Unit D3: ~1500 sqft

- Lease Rate: \$6/sqft
- Gross/Full-Service Lease
- 6 Private Offices
- 2 Meeting Rooms
- Eat-In Kitchen







# Neighboring Businesses

## Food

- The Quarry Taphouse & Rock Range
- The Busted Nut Bar & Grill
- Las Margaritas
- Dugarel's

## Professional Services

- At Your Services Accounting
- Intek Plastics
- Radke & Mohrhauser
- ProPower Exterior Cleaning

# Make An Offer

As professional commercial real estate brokers, we have the knowledge, experience, network, and motivation to get deals done.



“Protecting your interests in all Real Estate transactions.”



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