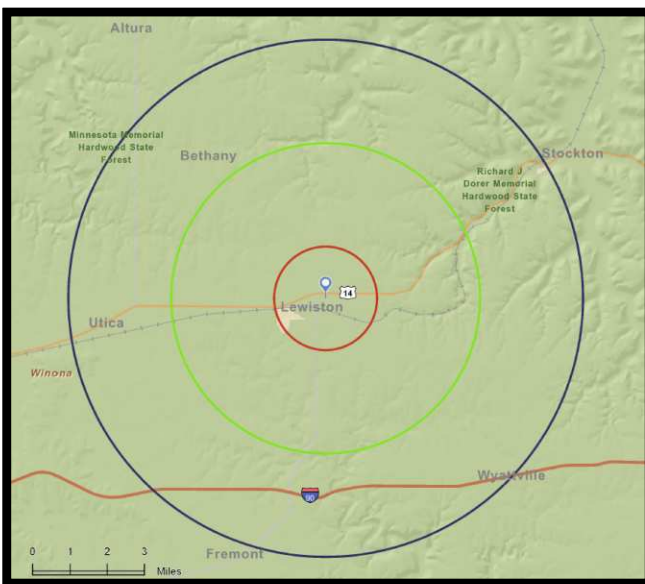


For Sale – Modern 52,000 SF Industrial Building
135 Rice Street
Lewiston, MN 55952



- **Modern, well-maintained industrial facility on large site with excess land**
- **Located between Rochester and Winona on US-14, minutes from I-90**
- **1600 amp 3-phase power, air exchanger and humidifier, dock doors, and many private offices**

Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

General Summary

Access Commercial Real Estate is pleased to offer a 51,760 SF industrial building located on 11.4 acres along US Hwy 14 in Lewiston, MN. This building was formally used as a light manufacturing and customer support facility. It features steel construction, a steel roof, and contains 2 connected wings. The main wing is 40,000 SF and was constructed in 2000. The smaller wing is 11,760 SF and was constructed in 1989. Both wings feature a mix of office and light industrial space and have undergone several renovations. Other features of the building include 3 dock doors, 1 drive-in door, full sprinkler systems, an area served by an air exchanger and humidifier, and 1600-amp 3-phase power. This property offers a great opportunity to acquire a functional and modern industrial building that can be used as-is or easily converted into a wide variety of uses. The large site also allows for the possibility of expansion.

This property is located with excellent frontage along US Hwy 14 in Lewiston, MN. It is 30 miles from Rochester, 15 miles from Winona, and 4 miles from Interstate 90. The building has great sight lines from US Hwy 14 and is a landmark for the area. It is easily accessible with a direct intersection to US Hwy 14. The parking area is paved and very large, with plenty of room for employees and semi deliveries. Neighboring properties include a GM dealership, Hardware Store, Subway, Kwik Trip, and several other businesses.

Highlights

- Modern, well-maintained 52,000 SF industrial building located on 11.47 acres along a US Highway
- Building features a mix of light industrial and office build-out that has been renovated and well-maintained
- Steel construction with steel roof
- Building features 1600 amp 3-phase power, 3 docks and 1 drive-in door, fiber-optic wiring, sprinklers, an air exchanger and humidifier, and high clear height
- Site contains expansive paved parking area, plus vacant land on which to expand
- Strategically located between Rochester and Winona, only minutes from Interstate 90, this building offers a newer, functional facility for many types of businesses

For Sale – Modern 52,000 SF Industrial Building



Property Facts

Location:	Located at the corner of Rice Street and US Hwy 14 in Lewiston, MN
Building Size:	51,760 Square Feet
Construction Type:	Steel with steel roof
Lot Size:	11.47 acres
Parking:	Paved
Finishes:	Light Industrial with painted/sealed floors Cold Storage Lunchroom/Break Rooms Conference Rooms Private Offices
Electrical Service:	1600 Amp, 208 Volt, 3-Phase
Fire Sprinklers:	Yes, wet and dry systems
Clear Height:	28' middle with 1/12 slope
Overhead Doors:	2 dock-high with levelers 1 dock-high without leveler 1 drive-in
Parking:	Paved
Zoning:	Light Manufacturing
Taxes:	\$49,462
Price:	\$1,800,000

Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale – Modern 52,000 SF Industrial Building



Exterior Photos



Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale – Modern 52,000 SF Industrial Building



Interior Photos



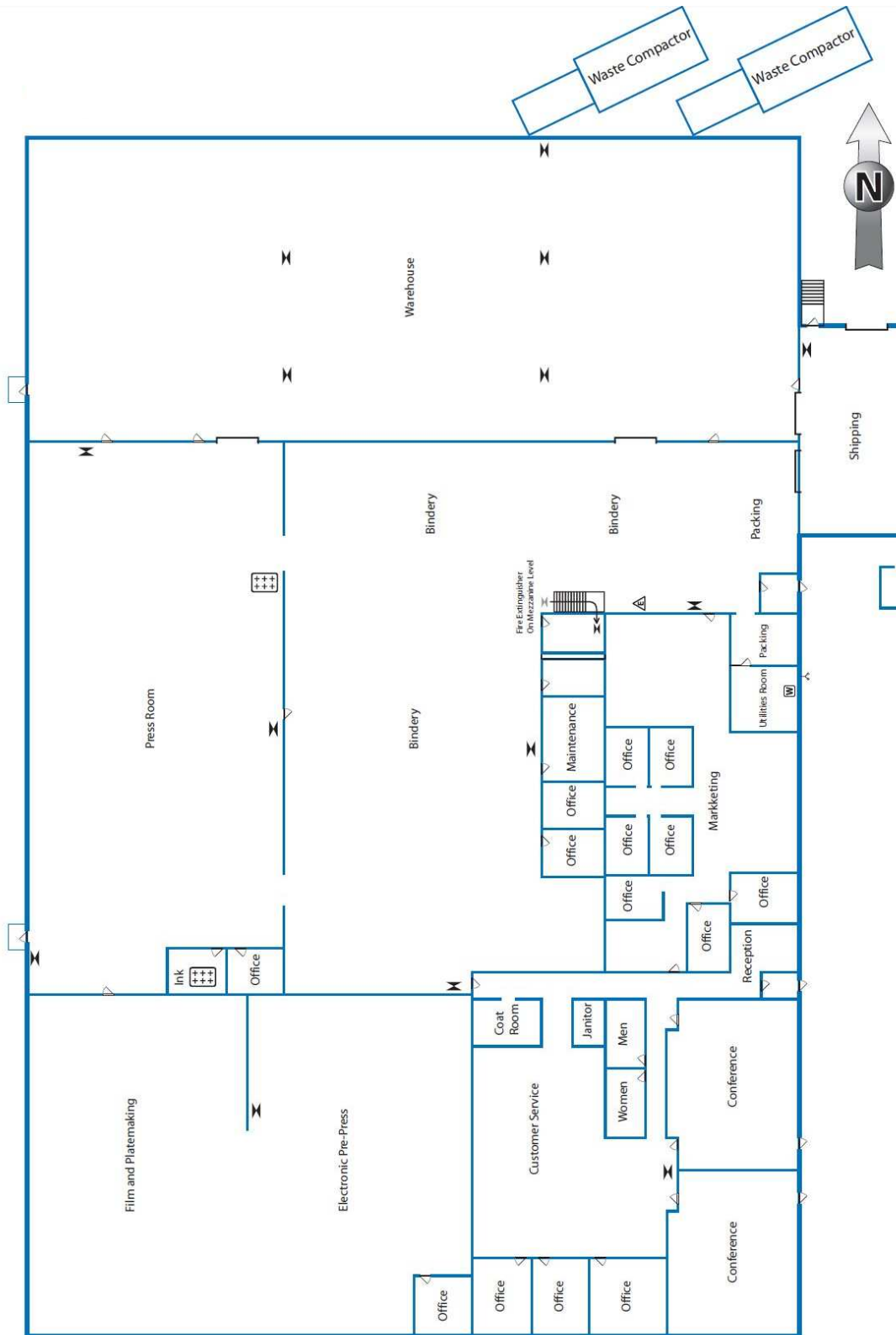
Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale – Modern 52,000 SF Industrial Building

Floor Plan – Large Wing

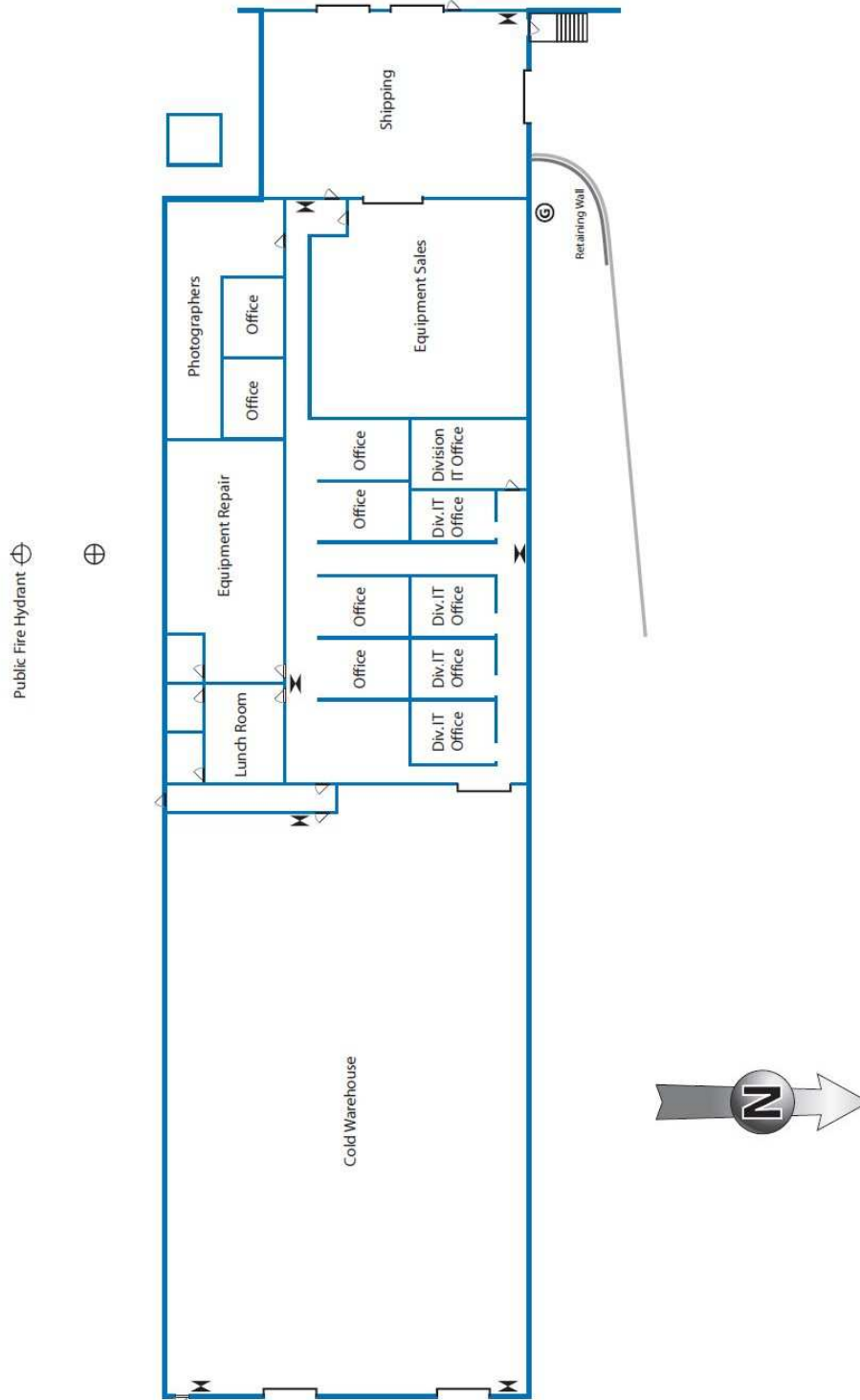


Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

Floor Plan – Small Wing



Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale – Modern 52,000 SF Industrial Building



Parcel Map



Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale - Modern 52,000 SF Industrial Building

Location Aerial



Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com

For Sale – Modern 52,000 SF Industrial Building

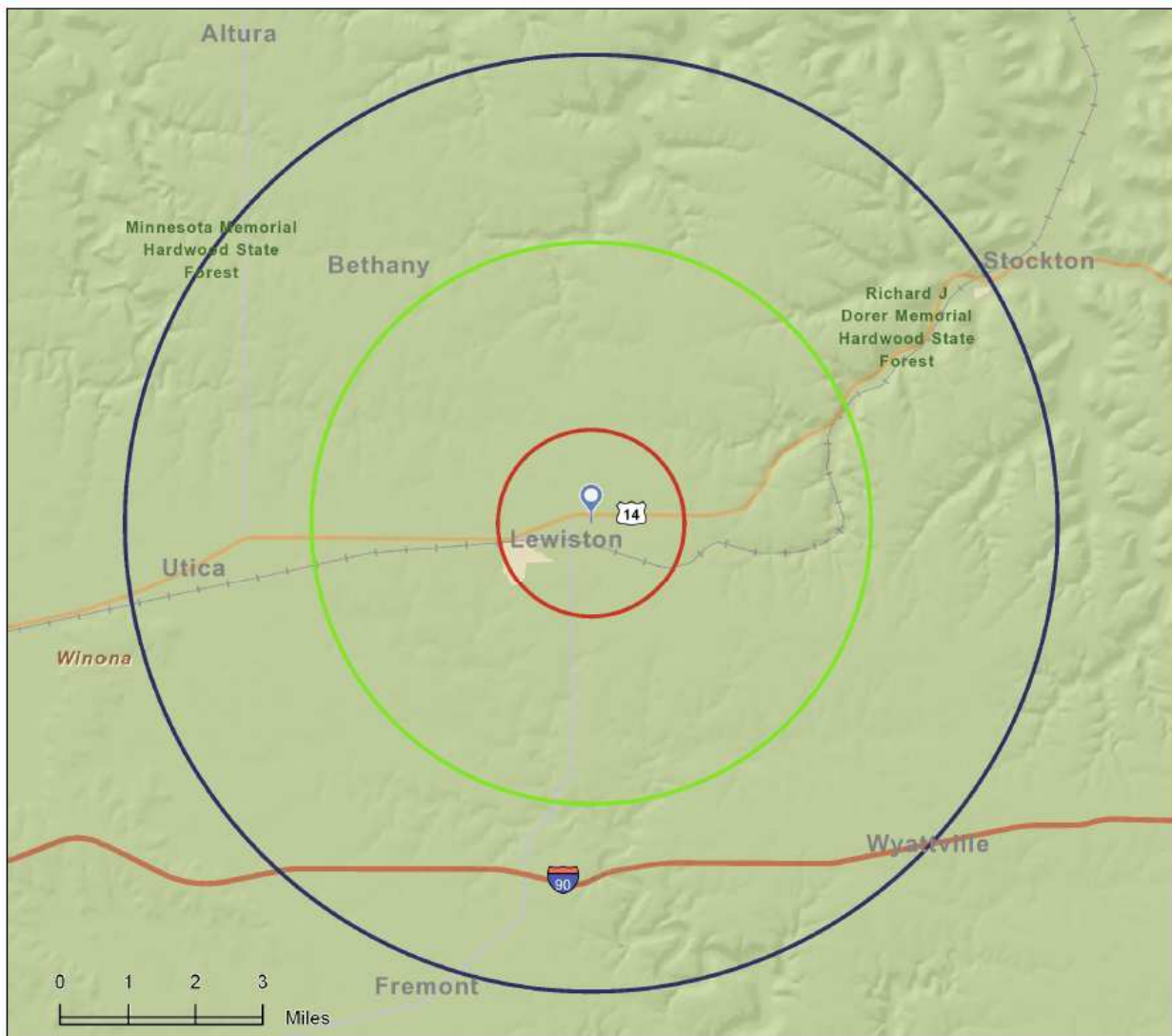
Regional Map



Site Map

135 Rice St, Lewiston, MN 55952
Ring: 1, 3, 5 Miles

Prepared by Casey Weiss, ACRE
Latitude: 43.986631
Longitude: -91.865135



October 04, 2011

Made with Esri Business Analyst

Casey Weiss, CCIM
608.304.5700
casey@accesscre.com

Access Commercial Real Estate
p: 608.304.5700
www.accesscre.com

Maria Peterson
608-780-1822
maria@accesscre.com