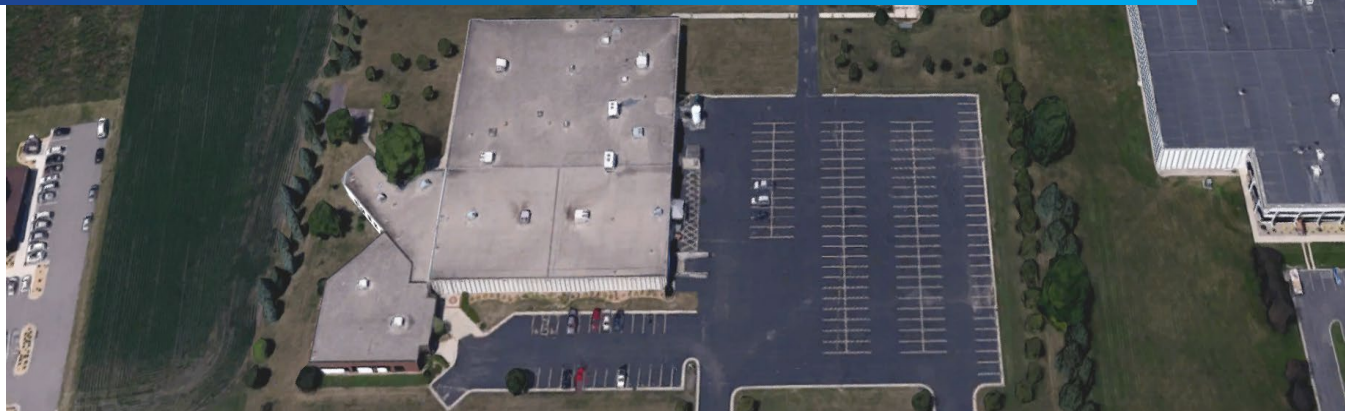


55,000 SF SUBLEASE



# 1980 COMMERCE DRIVE NORTH MANKATO, MN 56003



## PROPERTY OVERVIEW

- Up to **55,000 square feet** in rentable sublease space
- 1 dock door
- 12' clear height
- Compressed air and de-ionizing water throughout
- Class 10,000 clean room
- Floor drains in manufacturing areas



## CONTACT

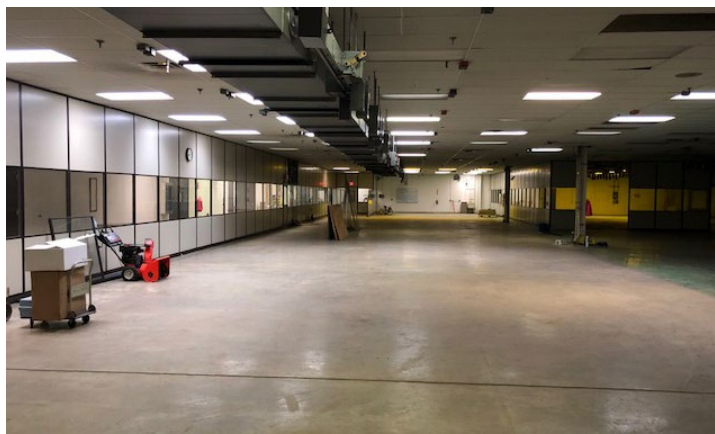
**Matthew Chmielewski**

Executive Business Director

Thin Film Technology Corp.

(507) 508-3186

[mchmielewski@thin-film.com](mailto:mchmielewski@thin-film.com)



SUBLEASE BY

**TFT**<sup>®</sup>  
Thin Film Technology Corp.

# 1980 COMMERCE DRIVE

## 55,000 SF SUBLEASE



### PROPERTY DETAILS

- Up to **55,000 square feet** in rentable sublease
- \$4/SF NNN
- Thin Film Technology Corp is the main office tenant and has a long term lease in place

### SPECIFICATIONS

- COLUMN SPACING: 50' x 50'
- SPRINKLERS: 100% Sprinklered (wet system)
- POWER: 1800 amps, 480 volt, 3-phase
- LOADING: 1 loading dock
- LIGHTING: T5 lighting fixtures
- HVAC: Forced air units
- CLEAR HEIGHT: 12' under acoustical ceiling tile
- UTILITIES
  - SEWER & WATER: City of North Mankato
  - ELECTRIC: BENCO Electric
  - GAS: Center Point Enter

### CONSTRUCTION

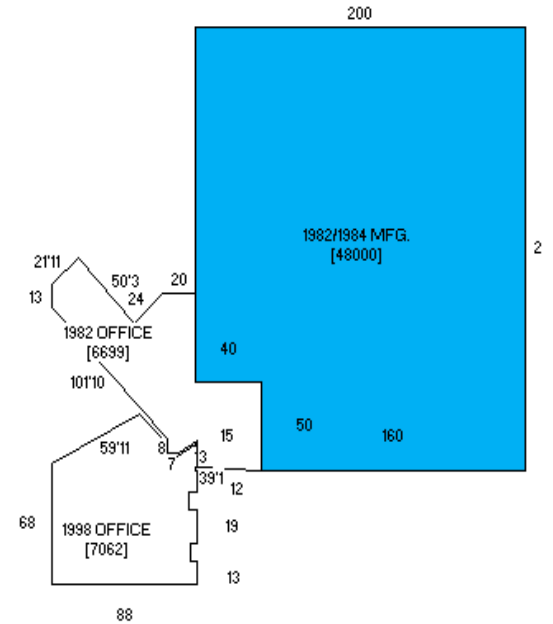
- BUILD: Concrete tilt-up panels
- YEAR BUILT: 1982, 1984 & 1998
- FLOORS: 6' reinforced concrete

### SPECIFICATIONS

- Located prominently on Hwy 14 and less than 2 miles from Hwy 169

### FEATURES

- Compressed air and de-ionizing water throughout
- Class 10,000 clean room
- Floor drains throughout manufacturing areas





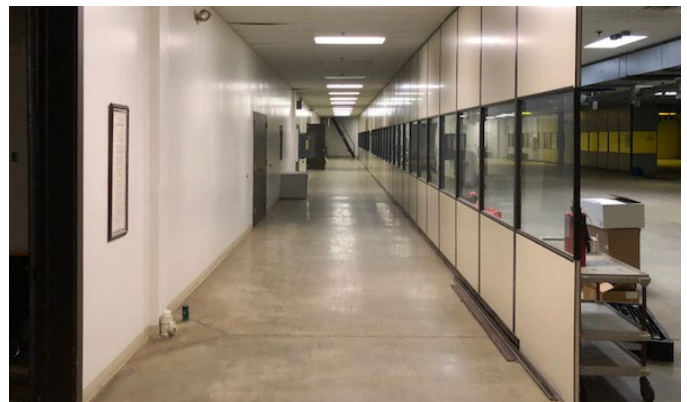
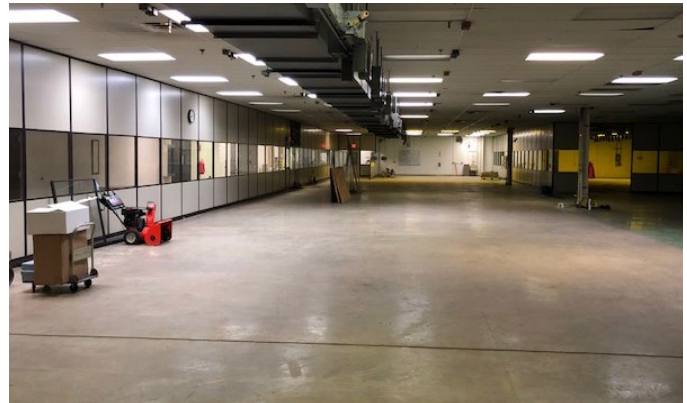
## PROPERTY USES

### FORMER USE

- Light Manufacturing

### POSSIBLE USES

- INDUSTRIAL
  - Manufacturing
  - Warehousing
- COMMERCIAL
  - Call Center
  - Offices
- HEALTH AND FITNESS
  - Work Out Facility
  - Cross Fit
- ENTERTAINMENT
  - Escape Room
  - Virtual Reality
  - Go-Karts
  - Bounce House
  - Arcade
  - Roller Skating
  - Laser Tag
  - Mini-Golf
  - Skate Park
  - Obstacle course
- OTHER
  - Banquet Hall
  - Antique Mall



# 1980 COMMERCE DRIVE

55,000 SF SUBLEASE



## 2017 BLUE EARTH & NICOLLET COUNTY INFORMATION

### POPULATION:

Mankato: 39,309

Blue Earth County: 63,980

North Mankato: 13,529

Nicollet County: 33,347

### MEDIAN FAMILY INCOME:

Mankato & North Mankato: \$57,833

### WEB LINKS:

<https://www.greatermankato.com>

<http://www.thin-film.com>

### PROMINENT EMPLOYERS:

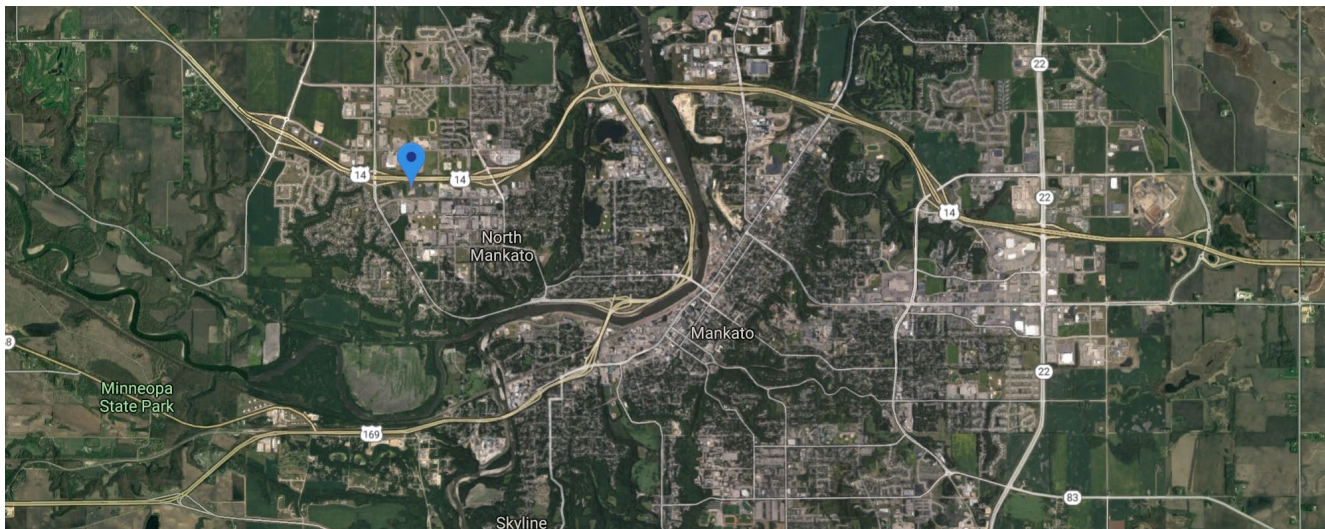
- Taylor Companies
- Mayo Clinic Health System
- Minnesota State University, Mankato
- Cambria
- Gustavus Adolphus College
- Verizon Wireless
- Wal-Mart Distribution Center
- Coughlan Companies
- Angie's Boomchickapop



## CONTACT

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