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
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
- 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
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
Matthew Chmielewski, Executive Business Director- Thin Film Technology Corp
(507) 508-3186 | mchmielewski@thin-film.com