



Building Type:	Commercial, Flex Tech, Office, Research & Development, Warehouse & Distribution
Available SF:	82,000
Total SF:	82,000
Number of Stories:	1
Expandable:	Yes
Zoning:	Industrial-Heavy
Specialty Features:	Featured Property,Data Center,Distribution Center
Can Subdivide:	No
Within City Limits:	Yes
Last Updated:	Apr 4, 2025

### Economic Development Contact

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### Realtor/Owner Contact

Tim Spalding  
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### Property and Area Description

Prime Office and Tech Space available in a heavy industrial zoned area on nearly 12 acres of land. The lease rate is negotiable. The building is 82,000 square feet and is equipped with a 360 GPM Chiller system, 25hp compressed air with desiccant air dryer managed by a BMS system, 3 feeds- - 1600 – 2000 amp 3 phase 240/480V, Badge Access with burglary/surveillance system, newly updated office spaces, 4 loading locks, and 100+ parking stalls. The building is adjacent to the Winona Municipal Airport, 12 miles from I-90, 1 mile from Highway 61/14, 2 miles from a rail terminal, and 3 miles from the Commercial Harbor. An additional 2.5 acres of undeveloped green space could be available for lease as well. Please see the attached Property Flyer.

### Population

	39,221	70,968	188,425
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

### Households

	16,605	29,310	78,454
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

### Transportation

Nearest Highway: Hwy 61/14 (1 mi.)  
Nearest Interstate: I90 (12 mi.)  
Nearest Airport: Winona Municipal Airport (1/4 mile mi.)  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

# Property Images

