

## The WKM Professional Building

902 E 2nd Street | Winona, MN | US | Winona County  
Available SF: 40,000 | Lease Terms: Unknown



<b>Building Type:</b>	Office, Warehouse & Distribution, Commercial, Industrial
<b>Available SF:</b>	40,000
<b>Total SF:</b>	40,000
<b>Number of Stories:</b>	3
<b>Expandable:</b>	No
<b>Zoning:</b>	Industrial-Light
<b>Site Size:</b>	8.00 Acres
<b>Year Built:</b>	1919
<b>Specialty Features:</b>	None
<b>Can Subdivide:</b>	Yes
<b>Within City Limits:</b>	Yes
<b>Construction Type:</b>	Masonry
<b>Lease Terms:</b>	Unknown
<b>Last Updated:</b>	Jul 12, 2023

### Economic Development Contact

**Nick Larson**  
Port Authority of Winona  
207 Lafayette Street  
Winona, MN 55987  
(507) 457-8250 | [NLarson@ci.winona.mn.us](mailto:NLarson@ci.winona.mn.us)

### Realtor/Owner Contact

**Nathan Woodworth**  
WKM Properties  
507-474-1053 | [natewoodworth@gmail.com](mailto:natewoodworth@gmail.com)

### Property and Area Description

WKM Properties has fiber optic cable in the facility as well as a common break room, modern conference room (The Winona Room), passenger and freight elevators, mail room, complete handicapped accessibility and outdoor paths and picnic area along the beautiful Mississippi River. Our buildings are all protected by complete sprinkler systems as well as a security system that monitors smoke, fire, water flow, and intrusion events (WKM website). Please contact The WKM Professional Building for leasing rates. A link for more information is provided in Documents under the "Images/Documents" section.

### Population

	<b>41,378</b> 10 Mile Radius	<b>86,818</b> 20 Mile Radius	<b>225,133</b> 30 Mile Radius
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Source: ESRI®, 2024

### Households

	<b>17,641</b> 10 Mile Radius	<b>35,687</b> 20 Mile Radius	<b>94,761</b> 30 Mile Radius
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Source: ESRI®, 2024

### Transportation

**Nearest Highway:** Minnesota Highway 61 (10.00 mi.)  
**Nearest Interstate:** Interstate 90 (15.00 mi.)  
**Nearest Airport:** Winona Municipal Airport (10.00 mi.)  
**Nearest Commercial Airport:** MSP International Airport (125.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No  
**Barge Access Depth of Channel:** 9.00 ft.

### Utilities

**Electric:** Xcel Energy  
**Natural Gas:** Xcel Energy  
**Water:** City of Winona  
**Sewer:** City of Winona

**Nick Larson | Development Coordinator | Port Authority of Winona**  
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