



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

Nick Larson
Port Authority of Winona
207 Lafayette Street
Winona, MN 55987
(507) 457-8250 | NLarson@winonamn.gov

Realtor/Owner Contact

Tim Spalding
507/458-6238

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

	39,246 10 Mile Radius	70,864 20 Mile Radius	188,370 30 Mile Radius
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Source: ESRI®, 2024

Households

	16,442 10 Mile Radius	29,089 20 Mile Radius	77,854 30 Mile Radius
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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