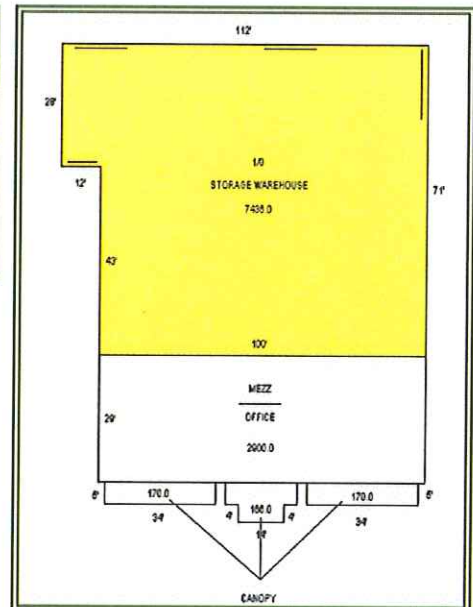


FOR SALE

204 Schumann Drive NW Stewartville, MN



- 10,000+ sq. ft. building on 3+/- acre lot
- 7,400 sq. ft. storage/warehouse space
- 2,900 sq. ft. office/mezzanine space
- New construction 2005 - growing business park
- Good visibility from Highway 63
- High traffic count
- Minutes from airport and Rochester
- \$1,272,000



About Stewartville, MN:

- 2nd largest city in Olmsted County with population estimate of 5,800
- 11 miles from Rochester and 90 miles from Minneapolis/St. Paul, Stewartville offers the advantages of small town living with a cosmopolitan atmosphere.
- Trade Area (Rochester) MSA 185,000
- Major employers include:
Halcon Corporation
Rochester Medical Corporation
Stewartville School District

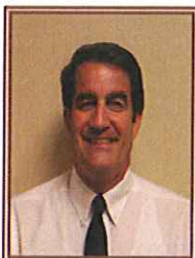


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real estate needs.

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The representations made herein are deemed to be reliable, but are not warranted by Broker.
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