

# PROPERTIES

## 902 East Second Street

Many high-tech companies are choosing to locate in Minnesota because of the state's available venture capital, its affordable cost of doing business, its technologically advanced workforce, and its superb quality of life. This building, located in the beautiful blufflands of Southeast Minnesota, has been impeccably maintained and offers a tremendous value for an:

- Inbound or outbound call center
- telecommunications operation
- order processing or mail fulfillment center
- technical or clerical support center
- data processing enterprise
- electronics or technology assembly



## Exterior Features

**Type of Building:** Multi-Use

**Type of Occupancy:** Single or multiple tenant

**Construction:** Brick and block; primarily wood floors; concrete and metal warehouse

**Total footage:** 150,000 square feet  
*Largest block = 150,000; Smallest block = 5,000*

**Floors:** Three floors; Two Elevators

**Ceiling Height:** 24' Warehouse; 12' Office

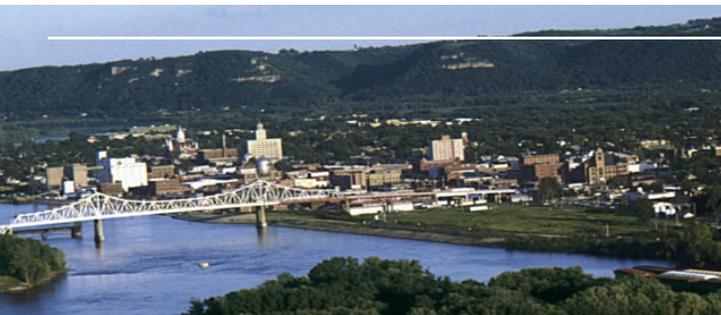
**Docks:** 8 docks; 1 drive-in bay

**Parking:** 300, off-street spaces

**Land:** Total 5 acres  
Footage available for building or parking expansion  
6 miles from Interstate 90

**Protection:** Intrusion security system; Fire and smoke detection throughout; Sprinkler system

**History:** Built in 1919; renovated 1983-1985;  
Warehouse expanded in 1999



CITY OF WINONA, MINNESOTA

207 Lafayette Street • P.O. Box 378 • Winona, Minnesota 55987-0378

Phone: (507) 457-8250 • Fax: (507) 457-8212

Web: [www.cityofwinona-mn.com](http://www.cityofwinona-mn.com) • E-mail: [winonadevelopment@cityhall.luminet.net](mailto:winonadevelopment@cityhall.luminet.net)

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This building has many features that make it an ideal business location. Long or short term leasing for all, or a portion, of the building is possible. Present owners will finance build-outs if requested.



## **Type of Building:**

Multi-Use

Zoned Commercial, Light Industrial

## **Space Use:**

Office space = 10,000 square feet

Production/Service area = 80,000 square feet

Lunchroom/Common Area = 10,000 square feet

Warehouse/Distribution = 40,000 square feet

Storage = 10,000 square feet

## **Electric:**

3 Phase

6600 Amp Service

120-240-480 Volts

## **Lighting:**

Fluorescent and halide

Extensive windows, natural Light

## **Utilities:**

Xcel Energy - gas, electric

City of Winona - sewer, water

## **Communications:**

Fiber optic wiring available to facility

Telephone system in place

## **Amenities:**

Air conditioned throughout

Zone controlled venting

Conference room

Mail Room

Exceptionally well-maintained structure and grounds

Several large employee lounges

## **Contact:**

Lucy McMartin, City of Winona  
507-457-8250

Pete Woodworth - Owner  
507-474-1402  
E-mail: Petew@hbc.com