

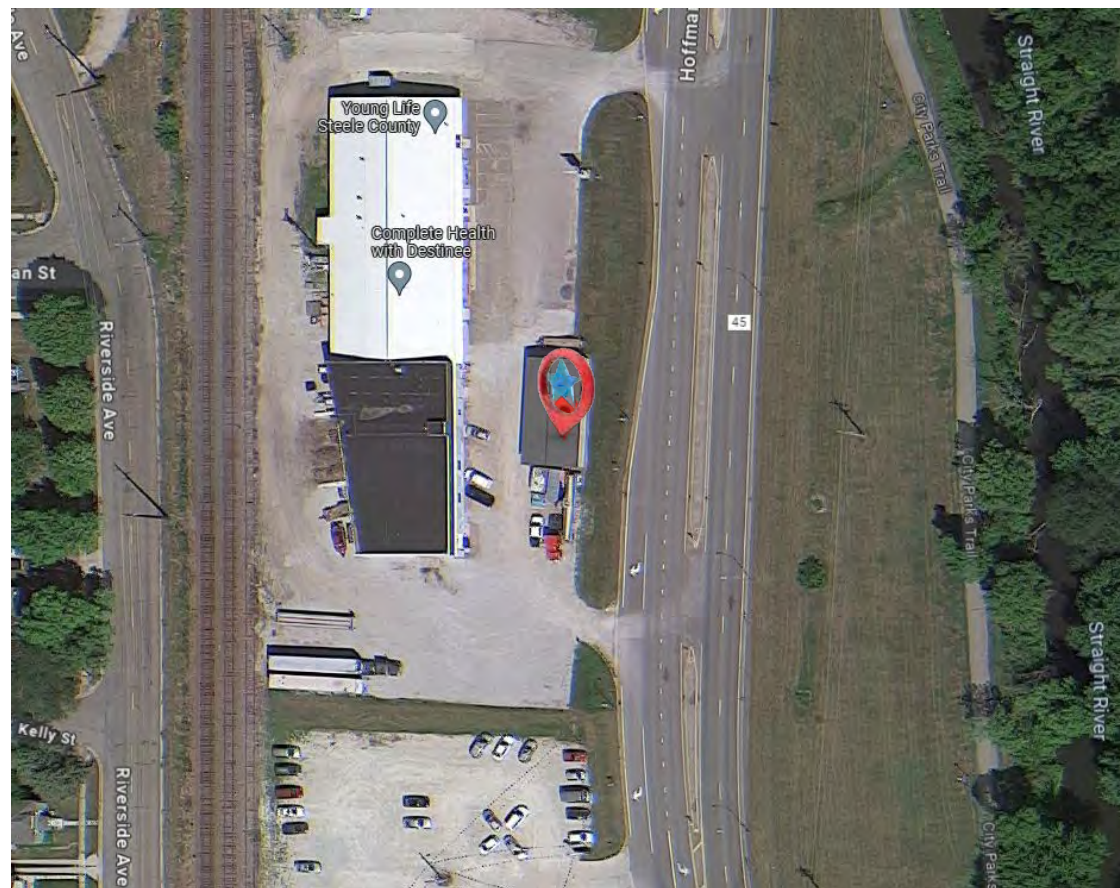
Warehouse/Shop Space For Lease In Owatonna

**600 Hoffman Dr, Owatonna,
MN 55060**



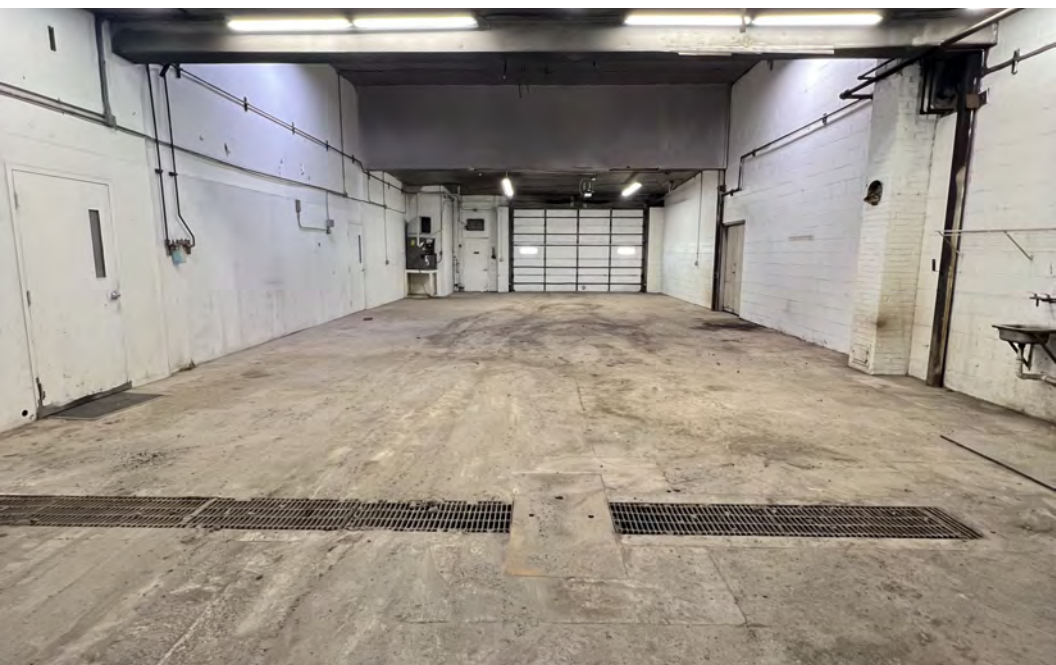
Rare small bay industrial space available for lease in a prime location. Versatile and functional space for small and large businesses alike.

- Close proximity to 35
- Three Drive-In Doors
- Flexible Space Uses
- 3,950 SF (1,750 Office/2,200 Warehouse)
- 900 SF (100 Office/800 Warehouse)



Lease Type	NNN
Rent Price	Negotiable
Availability Date	May 1, 2024
County	Steele
Property Type	Industrial
Total Floors	1
Available SF	900 - 3,950 SF
Class	C
Zoning	I-1
Parking Spaces	20
Total SF	19,300 SF







Median Earnings by Industry

\$49,373

MEDIAN EARNING MEN ± \$2,546

\$35,563

MEDIAN EARNING WOMEN ± \$2,089

The industries with the best median earnings for men in 2020 are Finance & Insurance, & Real Estate & Rental & Leasing (\$92,260), Public Administration (\$74,607), and Wholesale Trade (\$57,375).

The industries with the best median earnings for women in 2020 are Public Administration (\$58,243), Finance & Insurance, & Real Estate & Rental & Leasing (\$57,457), and Manufacturing (\$40,962).

Data from [the Census Bureau ACS 5-year Estimate](#).



Steele County

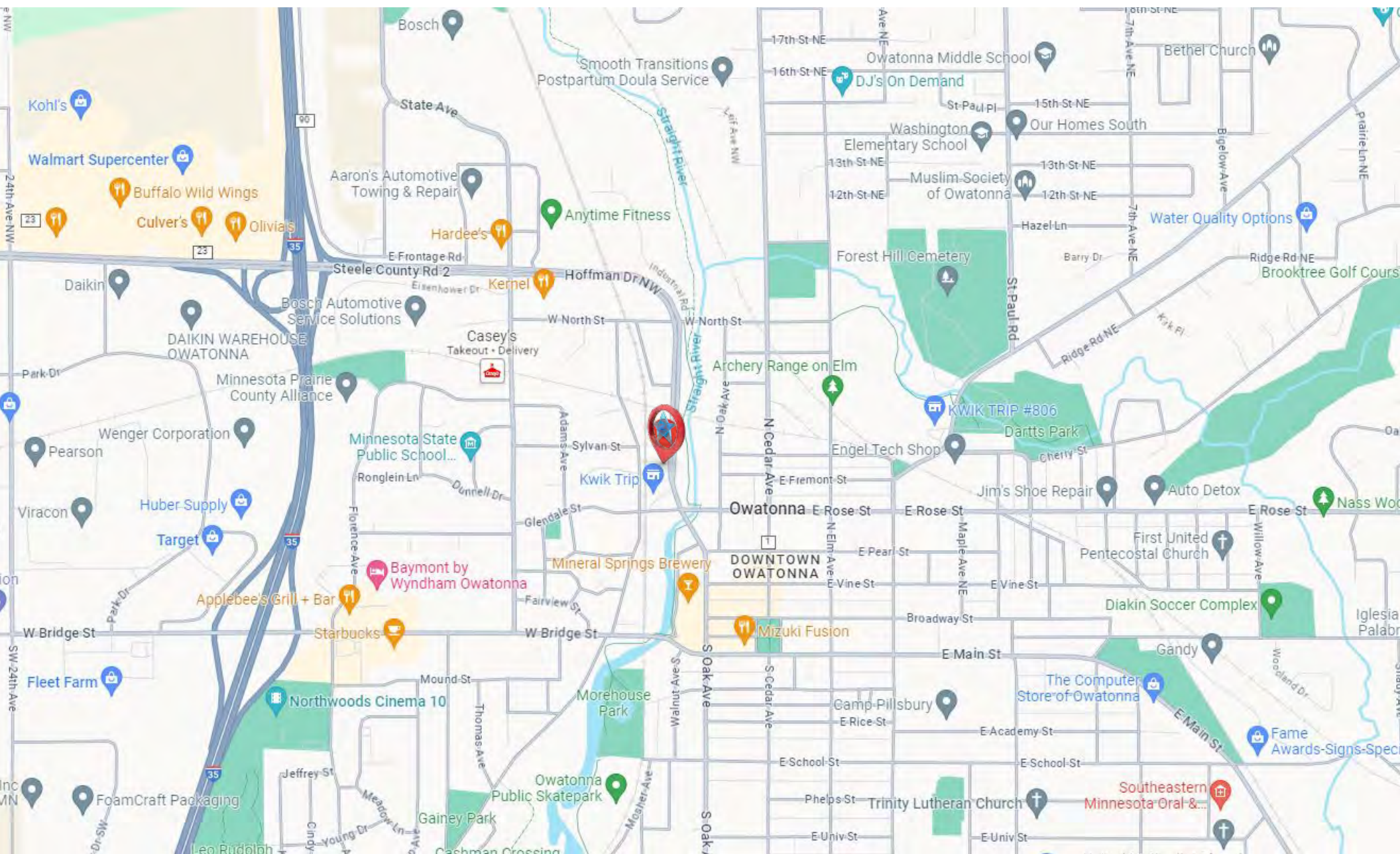
In 2020, Steele County, MN had a population of 36.7k people with a median age of 39.2 and a median household income of \$68,172. Between 2019 and 2020 the population of Steele County, MN grew from 36,683 to 36,710, a 0.0736% increase and its median household income grew from \$64,903 to \$68,172, a 5.04% increase.

The 5 largest ethnic groups in Steele County, MN are White (Non-Hispanic) (86.2%), White (Hispanic) (4.1%), Black or African American (Non-Hispanic) (3.34%), Other (Hispanic) (2.98%), and Two+ (Non-Hispanic) (1.79%).

None of the households in Steele County, MN reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household. 97.9% of the residents in Steele County, MN are U.S. citizens.

In 2020, the median property value in Steele County, MN was \$173,400, and the homeownership rate was 76.8%.

Most people in Steele County, MN drove alone to work, and the average commute time was 17.6 minutes. The average car ownership in Steele County, MN was 2 cars per household.



Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



DREW BONJEAN | Director

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