



PRIME INDUSTRIAL FLEX SPACE RED WING ENERGY PARK

5140 MOUNDVIEW DR,
RED WING, MN 55066

PRESENTED BY



PRIME INDUSTRIAL FLEX SPACE FOR LEASE RED WING ENERGY PARK

5140 MOUNDVIEW DR, RED WING, MN 55066



Unmatched Versatility



Prime Logistics Infrastructure



Superior Accessibility



Elite Regional Connectivity



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Discover a premier leasing opportunity at 5140 Moundview Dr. This highly adaptable, professional commercial building offers flexible leasing configurations designed to accommodate everything from major regional operations to growing small businesses and independent professionals.

The property features independent, large-scale industrial and office suites alongside brand-new, all-inclusive individual office rentals:

Professional Corporate Office Suite (4,060 SF): A sprawling, turn-key professional layout featuring a large conference room, perfectly suited for a primary corporate headquarters.

High-Efficiency Warehouse A (11,352 SF): Features 12' clear heights, a dedicated drive-in door, and an employee lunchroom. Note: The owner intends to retain shared access to this space for future growth.

Distribution & Logistics Warehouse B (8,569 SF): Built for seamless logistics, featuring a loading dock, a drive-in door, and integrated professional office space complete with its own large conference room and break area.

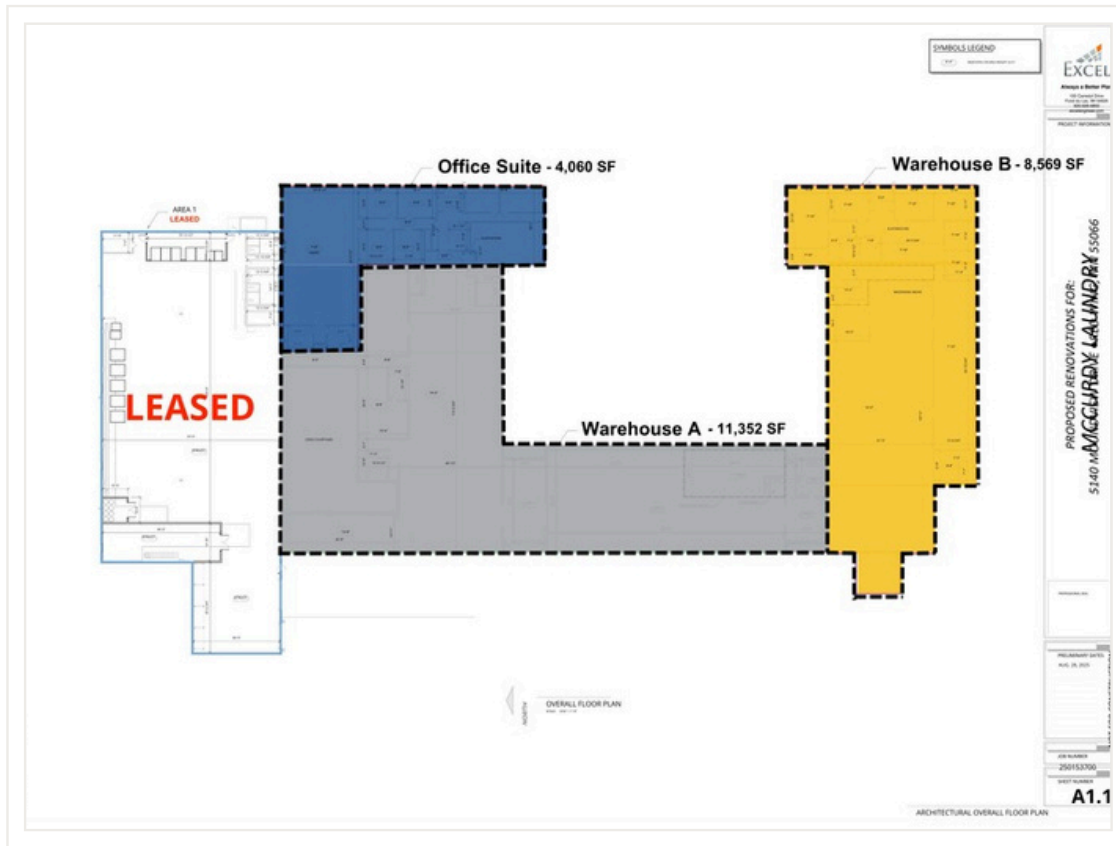
Individual Single-Office Spaces (Located within the Office Suite): Perfect for small businesses, independent practitioners, or remote workers looking for a focused environment. These turn-key, move-in-ready spaces are offered under highly competitive Modified Gross terms that cover all core utilities (excluding internet).

Boasting high-capacity industrial infrastructure, ample onsite client and employee parking, and full ADA-compliant accessibility, this building is entirely move-in ready. Positioned just off Highway 61 and Highway 63, the site provides quick, effortless regional access to both downtown Red Wing and the surrounding area.

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Professional Corporate Office Suite



Elevate your business presence in this high-image, 4,060 SF professional office wing. Featuring a sophisticated layout with a large formal conference room, private offices, and a dedicated entrance, this space offers the quiet and prestige of an office park with the logistical benefits of an industrial hub.

HIGHLIGHTS:

- **Turn-Key Professional Layout:** Large windows and a functional mix of private offices and collaborative space.
- **Premium Amenities:** Includes a high-end conference room and dedicated restroom facilities.
- **Opportunity Zone Benefits:** Ideal for growing firms looking to leverage local tax and business incentives.



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High-Efficiency Manufacturing & Flex Space | 12' Clears

Designed for productivity, this 11,352 SF industrial suite offers a perfect balance of shop floor and employee amenities. With 3-phase power and a dedicated 12' drive-in door, it is optimized for light manufacturing, assembly, or technical services.

HIGHLIGHTS:

- **Operator Comfort:** Features a dedicated employee lunchroom and break area within the suite.
- **Industrial Infrastructure:** Equipped with 3-phase power and a fully sprinklered wet system for safety.
- **Direct Access:** Private drive-in loading (12' x 10') for seamless equipment and material handling.



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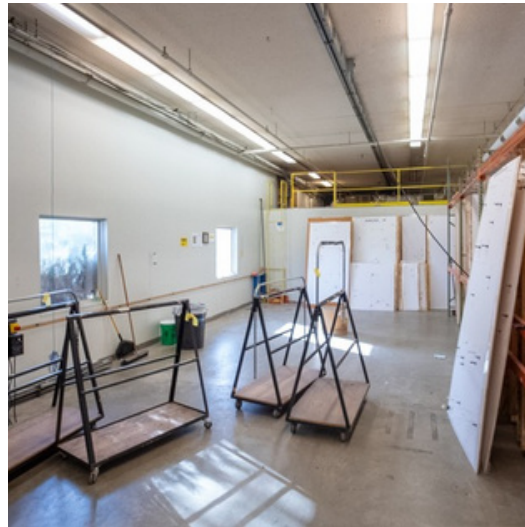
Distribution & Logistics Suite with Loading Dock

The ultimate "plug-and-play" logistics space. This 8,569 SF suite features both a dedicated loading dock and a drive-in door, making it the most versatile shipping/receiving bay in the building. Includes a small integrated office for floor management.



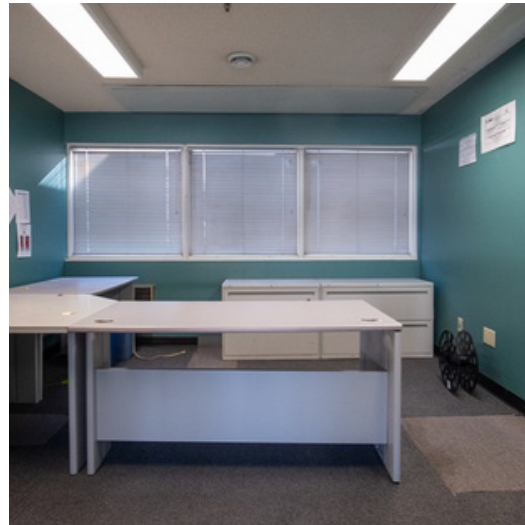
HIGHLIGHTS:

- **Dual Loading Capability:** Features both a Loading Dock and a 12' x 10' Drive-In door.
- **Manager's Office:** Includes "on-floor" office space to keep operations and administration connected.



Single-Office Spaces

This professional commercial building on Moundview Drive in Red Wing, Minnesota, is offering individual single-office spaces under highly competitive modified gross lease terms. These all-inclusive spaces cover all core utilities except internet, with bright window offices available at \$700 per month and focused interior offices at \$650 per month. The property features a polished, turn-key layout with ample onsite parking and ADA-compliant accessibility, making it an ideal fit for your small business (e.g., office use, independent practitioners, or remote workers). Positioned just off Highway 61 and Highway 63, the site provides quick, effortless regional access to both downtown Red Wing and the surrounding area. With its professional finishes and flexible options, these move-in-ready suites are perfectly prepared for immediate occupancy!



HIGHLIGHTS:

- Single Offices: \$650-\$700/mo
- Modified Gross (Includes Utilities, Excludes Internet)
- Ample Onsite Parking & ADA Access
- Quick Proximity to Hwy 61 & Hwy 63
- Turn-Key & Move-In Ready



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