



1961 Premier Drive, Suite 100, Mankato, MN 56001 507.385.6646

Greater Mankato Standardized Data Table **IEDC Table 16**

**Greater Mankato Occupancy / Supply**

<b>Business Parks</b>	<b>Available Acreage</b>
Industrial	
Northeast Industrial Area	179 acres
Sakatah Industrial Park	10 acres
Northport Industrial Park	38 acres
Office	Various office/commercial complexes available
Research	Planned
Mixed Use	
Eastwood Industrial Centre	4.41 acres
<b>Average Cost per Acre for Fully Developed Sites</b>	
Industrial	\$40,000 - \$70,000 including assessments
Office	\$125,000 - \$150,000 including assessments
<b>Average Asking Rents (Gross Rents /Square Foot)</b>	
Class A Office	\$10 - \$19/sq. ft.
Class B Office	\$7 - 9/sq. ft.
Warehouse	\$2 - \$5/sq. ft.
Industrial	\$2 - \$5/sq. ft.
<b>Vacancy Rates</b>	
Class A Office	10-15%
Class B Office	10-15%
Warehouse	Under 5%
Industrial	Under 5%
<b>Buildings Available by Size of Range (in Square Feet)</b>	
Less than 25,000	The property inventory changes continuously. View up-to-date listings of available buildings and land on our website at <a href="http://www.greatermankato.com/business-buildingsandland.php">www.greatermankato.com/business-buildingsandland.php</a>
25 - 49,999	
49 - 99,000	
100 - 149,999	
150 - 199,999	
200 - 249,000	
250,000 or higher	

<b>Permitting</b>	<b>Mankato</b>	<b>North Mankato</b>
Average length of time for local permit approvals (routine projects)	Conditional Use Permit, Rezoning, Land Use Amendment, Preliminary/Final Plat: 1 1/2 - 2 months (Planning Commission and City Council review and approval)  Variance Request: 1 1/2 months (City Council approval)	Variance, Conditional Use Permit, Rezoning, Land Use Amendment, Preliminary/Final Plat: 1 to 2 months (Planning Commission and City Council review and approval)
Certificate of Occupancy	48 - 72 hours after final inspection	24 hours after final inspection
Building Permit	Existing Residential: 1 week Residential New Construction: 1-2 weeks Commercial: 2-3 weeks	New Residential, Commercial & Industrial: 1 week
Environmental	The Technical Evaluation Panel reviews wetland requests every month. Average time: 1 1/2 to 2 months  Other environmental impacts are reviewed by the Planning Commission and City Council: 1 1/2 to 2 months	The Technical Evaluation Panel reviews wetland requests as needed: 1 to 2 months.  Other environmental impacts are reviewed by the City as deemed necessary.

*Updated March, 2008*

**Site Selection Data Standards**

Greater Mankato Growth, Inc. is proud to be among the leaders in providing economic development information in accordance with the Site Selection Data Standards adopted by the International Economic Development Council (IEDC) to improve the delivery of information considered valuable in business and site selection decisions.