



1961 Premier Drive, Suite 100, Mankato, MN 56002 507.385.6640

Greater Mankato Standardized Data Table IEDC Table 16

Greater Mankato Occupancy / Supply

Business Parks		Available Acreage	
Industrial			
Northeast Industrial Area		179 acres	
Sakatah Industrial Park		10 acres	
Northport Industrial Park		23 acres	
Office		Various office/commercial complexes available	
Research		Planned	
Mixed Use			
Eastwood Industrial Centre		4.41 acres	
Average Cost Per Acre for Fully Developed Sites			
Industrial		\$40,000-\$70,000 including assessments	
Office		\$125,000-\$150,000 including assessments	
Average Asking Rents (Gross Rent Per Square Foot)			
Class A Office		\$10-\$19/sq. ft.	
Class B Office		\$7-\$9/sq. ft.	
Warehouse		\$2-\$5/sq. ft.	
Industrial		\$2-\$7/sq. ft.	
Vacancy Rates %			
Class A Office		10-15%	
Class B Office		10-15%	
Warehouse		Under 5%	
Industrial		Under 5%	
Name of Buildings Available By Size of Range (in Square Feet)			
Less than 25,000		The property inventory is dynamic and changes constantly. Up-to-date listings of available buildings and land are available on our website at www.greatermankato.com/ecdev .	
25 - 49,999			
49 - 99,999			
100 - 149,999			
150 - 199,999			
200 - 249,999			
250,000 or Higher			
Permitting		Mankato	North Mankato
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)	
Certificate of Occupancy		48-72 hours after final inspection	
Building Permit		Existing Residential: 1 week Residential New Construction: 1-2 weeks Commercial: 2-3 weeks	
Environmental		The Technical Evaluation Panel reviews wetland requests every month - average time 1 1/2 - 2 months Other environmental impacts are reviewed by the Planning Commission and City Council - 1 1/2 - 2 months	

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.