

600 10th Street East

INDUSTRIAL/MIXED-USE OPPORTUNITY

Hastings, MN



For Sale

Sale Offering

Transwestern is pleased to present this opportunity to acquire the property located at 600 10th Street East in Hastings, Minnesota. This former headquarters facility is a strategically positioned industrial asset offering a combination of scale, functionality and site flexibility, making it well-suited to accommodate a diverse range of users and potential redevelopment applications.

Comprised of multiple parcels, the property provides a unique ability to support a variety of operational and future development strategies. The main building offers substantial square footage with efficient floor plates, flexible layouts, and a climate-controlled environment—well-suited for industrial users requiring adaptable, high-functioning space. The facility is further enhanced by heavy power infrastructure, ample truck parking and strong site circulation, supporting a wide range of manufacturing, processing and distribution uses.

In addition to the existing improvements, the overall site configuration introduces meaningful optionality for expansion or strategic repositioning: aligning with current market demand for well-located assets that offer both immediate usability and long-term upside. The property’s proximity to Downtown Hastings and connectivity to the broader Twin Cities region further enhance its appeal to both users and investors.

Overall, 600 10th Street East represents a highly flexible investment opportunity with multiple execution paths and strong underlying land value, making it a compelling opportunity for owner-users, investors and developers.

PROPERTY HIGHLIGHTS

- Flexible Multi-Parcel Site
- Functional Industrial Facility
- Multiple Value-Add Opportunities – Limited outdoor storage, potential multifamily, etc.



Property Details

ADDRESS	600 10TH ST E HASTINGS, MN 55033	
SALE PRICE	NEGOTIABLE	
YEAR BUILT/ RENOVATED	1960/1989	
BUILDING SIZE	41,455 SF (OFF)	233,081 SF (WHSE)
TOTAL SITE AREA	32.5 ACRES	
DOCKS	15	
DRIVE INS	4	
CLEAR HEIGHT	15'-22' (WHSE ONLY)	
PARKING SPACES	745	
COUNTY	DAKOTA COUNTY	
ZONING	I-1 INDUSTRIAL PARK, R-2 MEDIUM DENSITY RESIDENCE	
PIDS	19-02700-52-010 19-02700-94-012 19-02700-84-013 19-31900-06-160 19-31900-05-160 19-31900-03-101 19-31900-02-150 19-31900-02-050 19-31900-01-170	



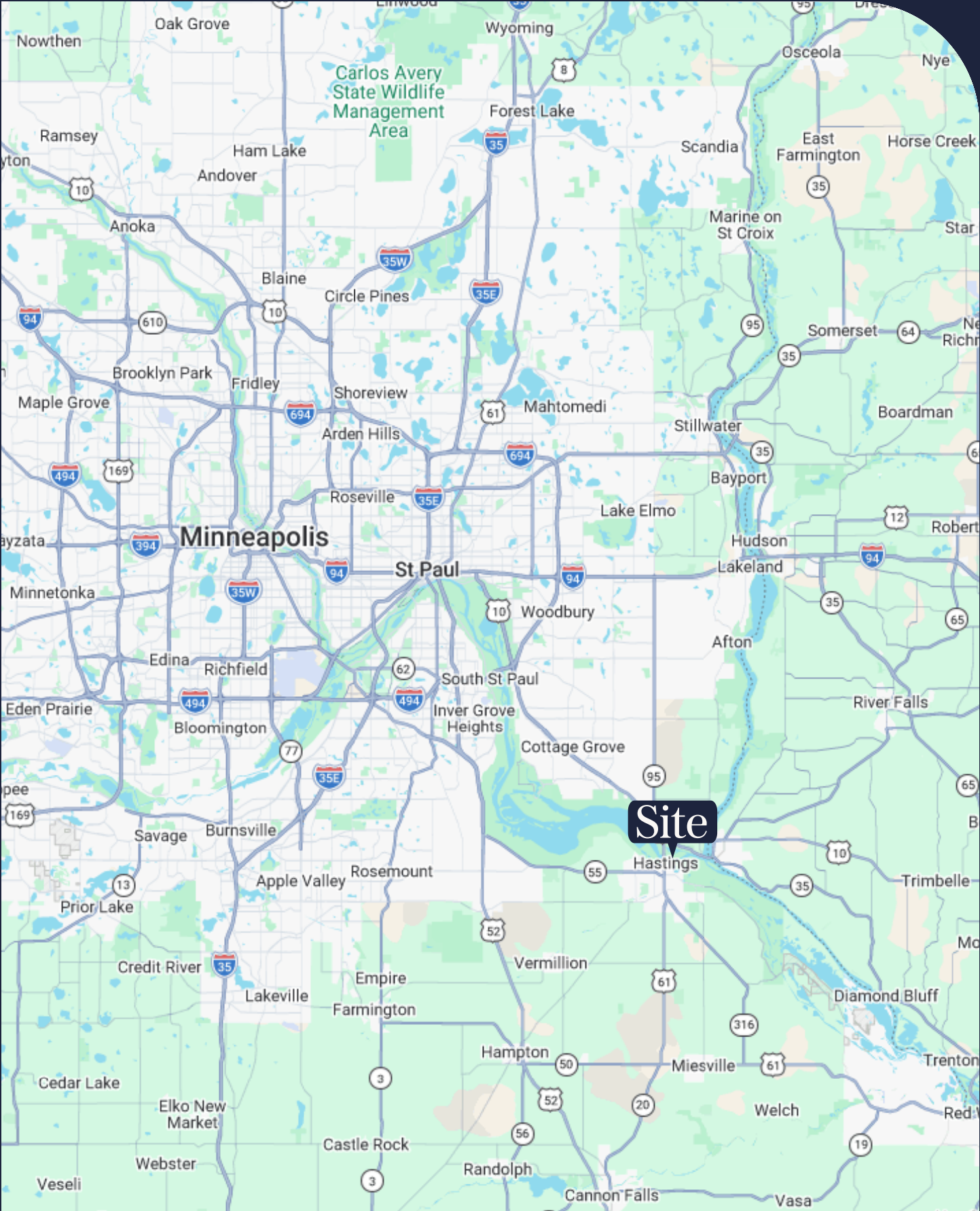
Property Aerial



Property Photos



South Metro Location

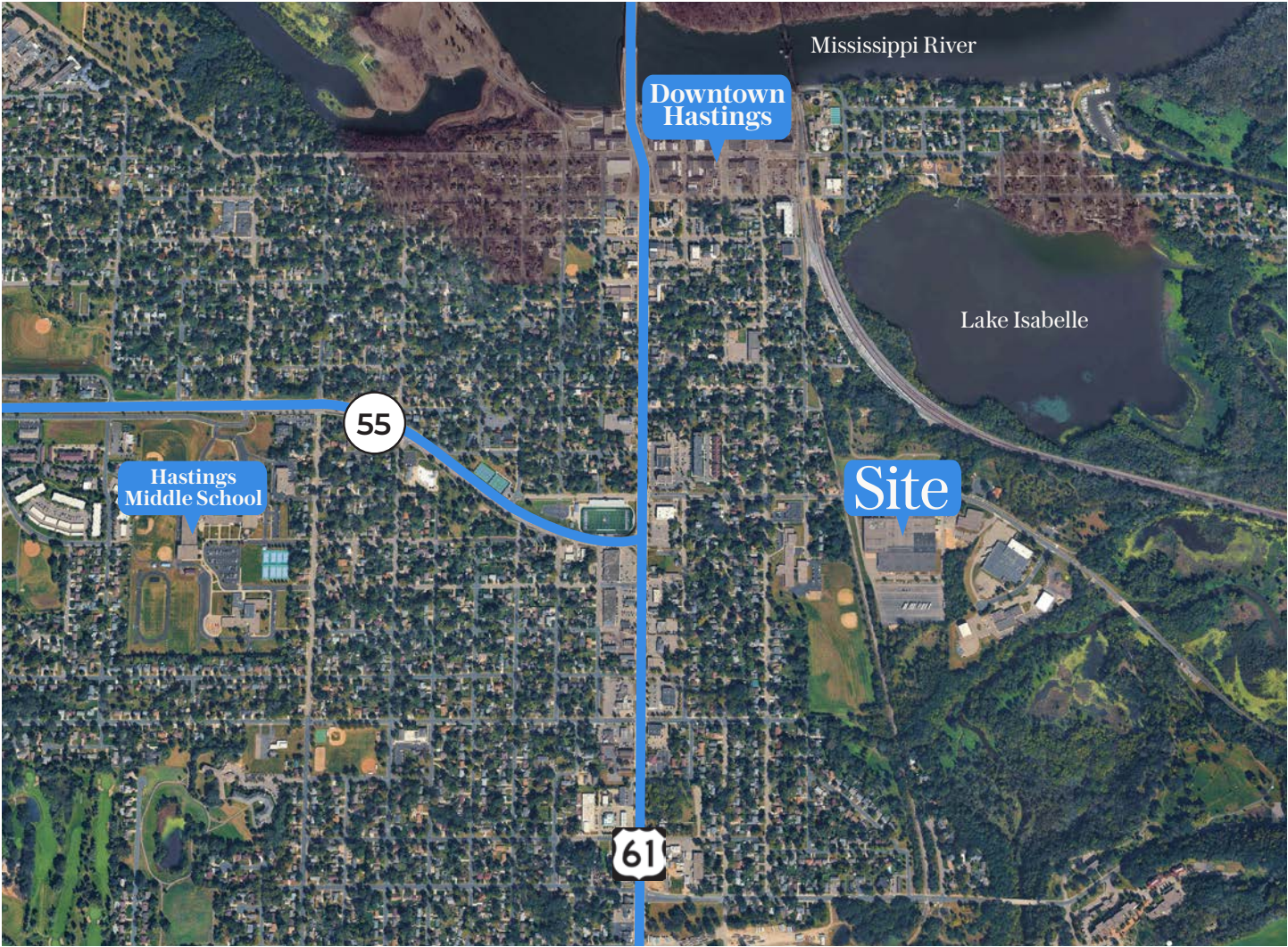


Location & Proximity

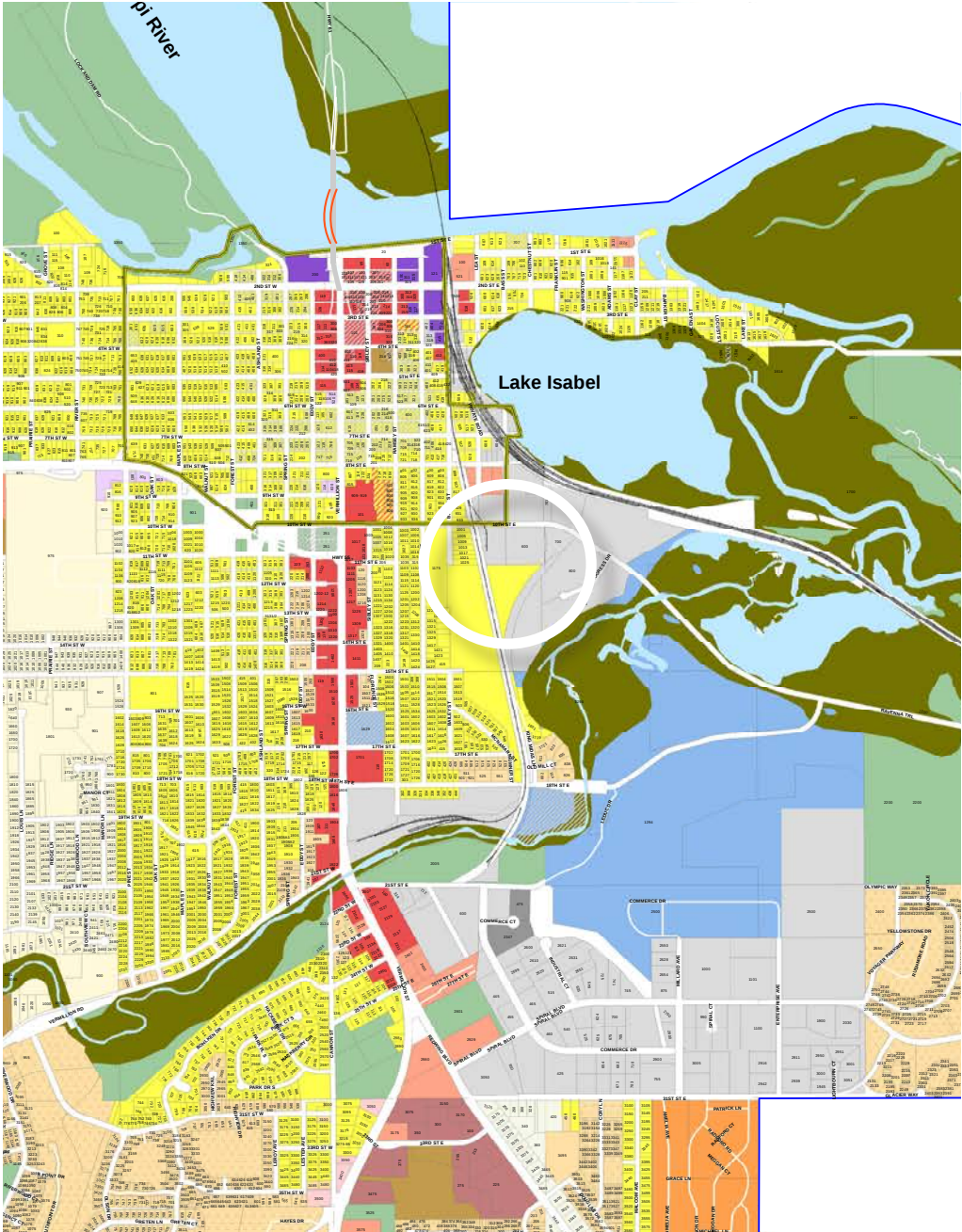
Strategically positioned in the rapidly growing community of Hastings, 600 10th Street East offers exceptional access to the greater Twin Cities region via U.S. Highway 61, State Highway 316 and nearby interstate systems. Its central location provides seamless connectivity to Saint Paul, Minneapolis, and surrounding suburban markets, making it ideal for industrial owner-users, manufacturers, distribution operators and investors.

As Hastings continues to experience strong residential and commercial growth, the property is well-positioned to benefit from the city’s increasing momentum and investment activity. Known for its scenic riverfront setting, historic downtown and expanding housing developments, Hastings has become one of the Twin Cities metro’s most desirable emerging submarkets.

Located just minutes from Downtown Hastings, the site offers convenient access to retail, dining, lodging and workforce amenities. Combining industrial functionality, redevelopment potential and long-term growth within a booming market, 600 10th Street East presents a compelling opportunity for a wide range of users and investment strategies.



Zoning Map



I-1 Industrial Park &
R-2 Medium Density
Residence

LEGEND

Zoning Districts

parcels

A Agriculture

C-1 General Commerce

C-2 Highway Auto-Specialized Commerce

C-3 Community Regional Commerce

C-4 Regional Shopping Center

DC Downtown Core

I-1 Industrial Park

I-2 Industrial Park Storage/Service

O-1 General Office

PI Public Institution

R-1L Large Lot

R-1 Low Density Residence

R-2 Medium Density Residence

OHDS

R-3 Medium-High Density Residence

R-3 PRD

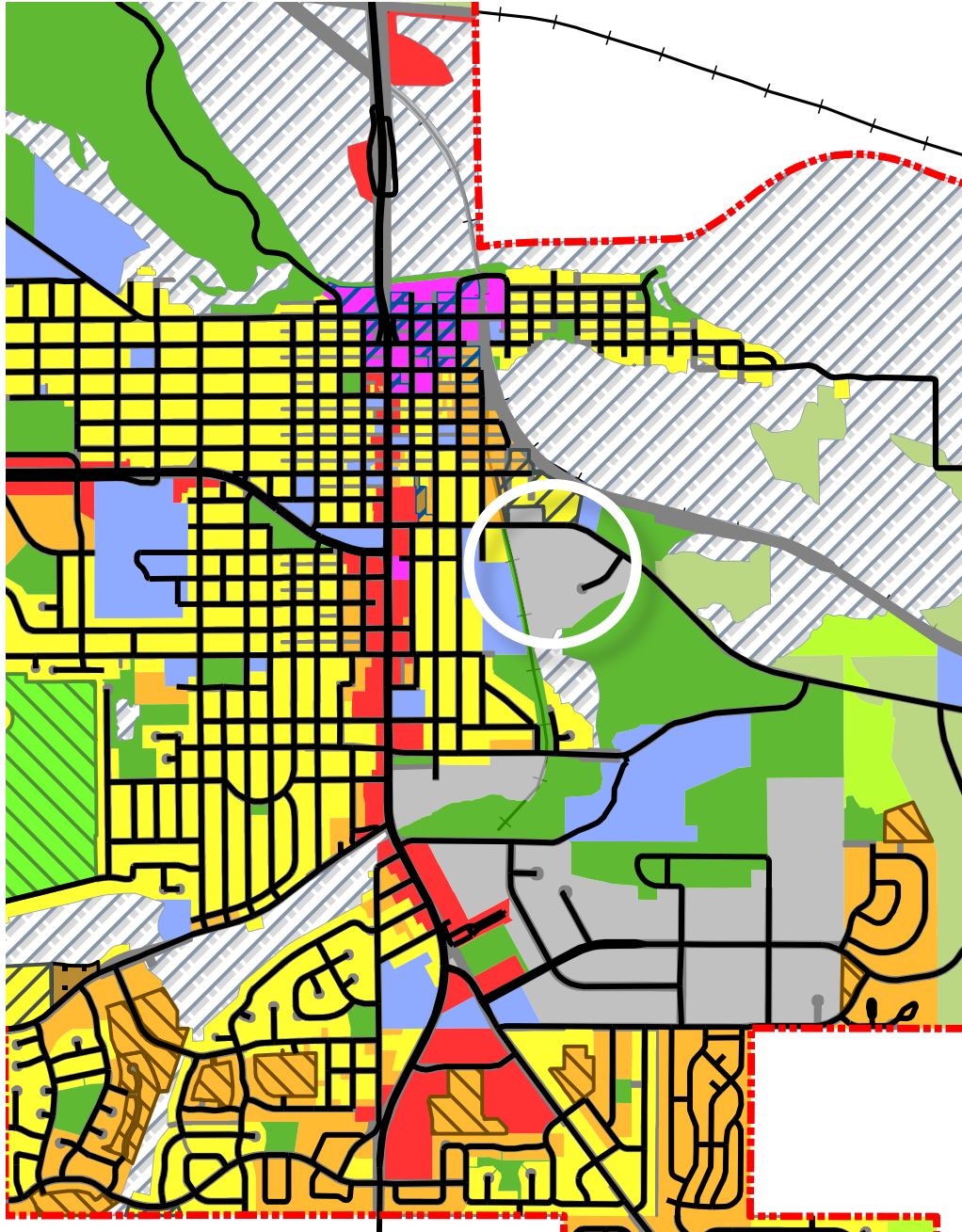
R-4 High Density Residence

R-4 PRD

R-6 Manufactured Home Park Residence

RMU Residential Mixed Use

Future Land Use Map



Industrial and Utility

LEGEND

Current City Limits

Floodplain & Wetland Protection

Agriculture

Low Density Residential

Medium Density Residential

High Density Residential

Mixed Use

Commercial

Industrial & Utility

Institutional

Parks

Upland Conservation Area

Golf Course

Forecasted Residential Growth Areas

New Low Density Residential Growth

New Medium Density Residential Growth

New High Density Residential Growth

Mixed Use Redevelopment

Upper Story Redevelopment



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