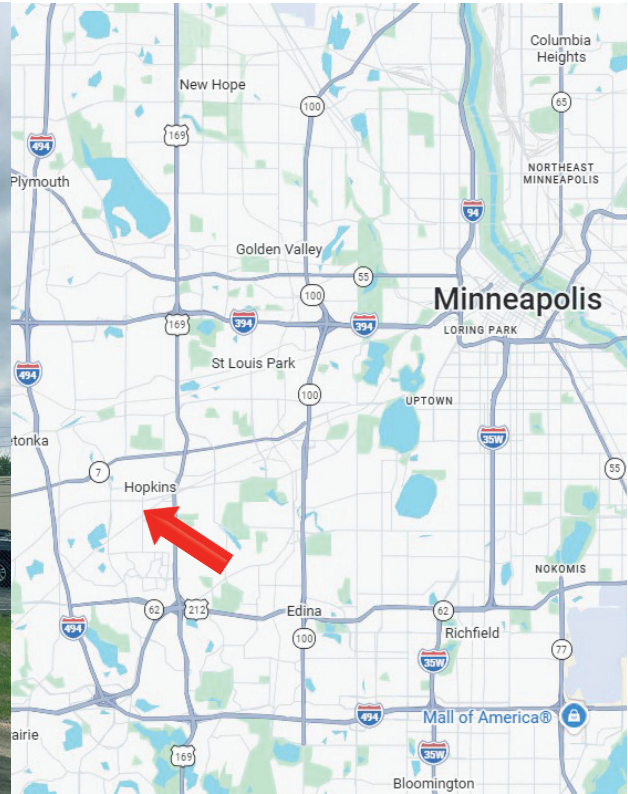


INDUSTRIAL/FLEX: FOR SALE



OWNER/USER OPPORTUNITY
637 12TH AVENUE SOUTH
HOPKINS, MINNESOTA 55343



SITE INFORMATION

- Owner/user opportunity!
- 12,648 sf (approx.) industrial/flex property for sale
- Approximately 50/50 office/warehouse split
- Three (3) drive-in doors, 9' width X 14' height
- Paved and fenced-in lot with possible outside storage
- 16' clear height
- Heavy power
- Zoned I1 (BP), Light Industrial

PURCHASE PRICE

\$1,400,000.00

2026 ESTIMATED RE TAX

\$40,867.34

BUILDING SIZE

14,503 sf

PID

25-117-22-24-0078

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snelson@hoytproperties.com

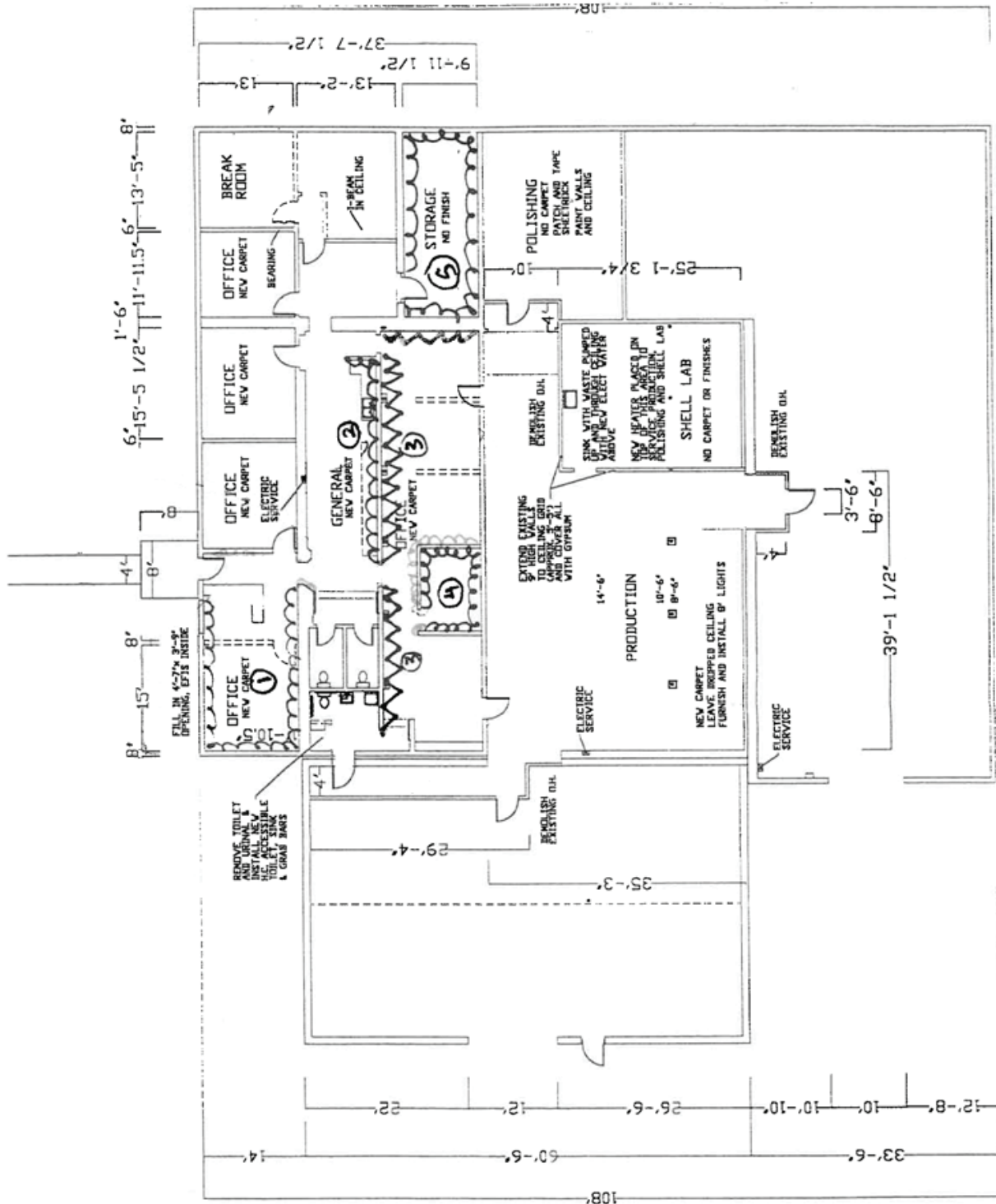
Mack Damerow
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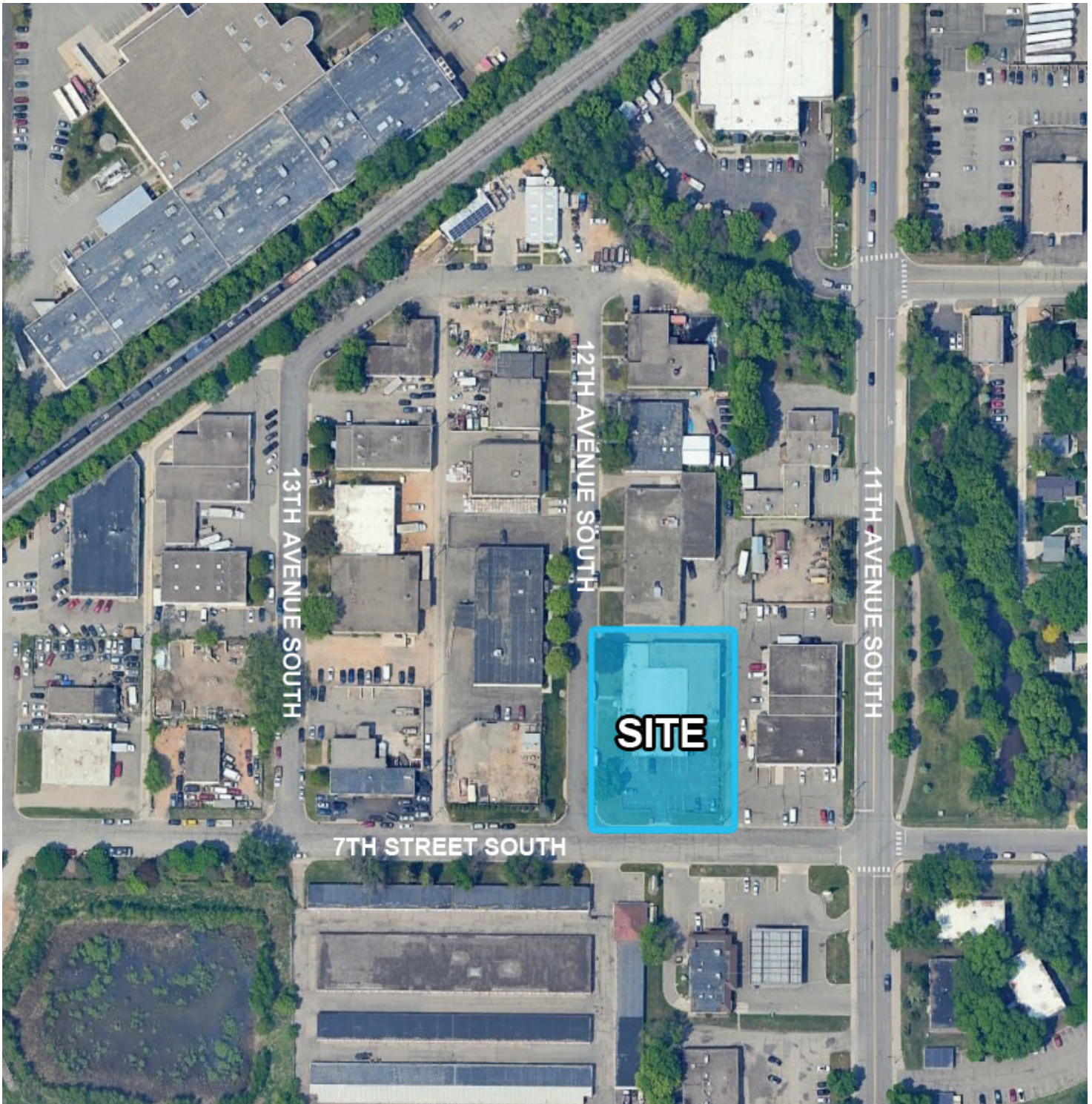
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