

FOR LEASE

347 Glen St.
Foley, MN



Property Summary:

Property type: Warehouse, industrial, office

Size: 34,500 sf

Access: 6 dock height, 1 grade level door(s)

Land: 5 parcels, 4.75 ac total

Property Description:

347 Glen St. in Foley MN brings a rare opportunity to step into a well maintained food grade building with a 32' clear height in the warehouse, heavy power, high visibility, and 6 dock height doors. The property was until recently a fully operational food packaging and processing facility. The site still has some equipment including air compressors, pallet racking, chillers, etc.

Lease type: NNN
Base rent: \$6
CAM+TAX: \$3.20

SF breakdown:
10,500 - warehouse (32' clear)
19,000 - production area (18' clear)
5,000 - office / flex

Note: Fully sprinkled with wet system

ADDRESS:

347 Glen St.
Foley , MN

**Tanner
Nordlund**

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Parcel
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Parcel

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Overview



Outline:

Loading:

- 6 dock height doors
- 1 garbage compactor / dock door
- 1 spare dock space (would need door installed)
- 1 drive in door

Parking and Land:

- 61 parking spaces
- Extra lots for: expansion, outdoor storage, additional parking
- 4.75 ac total

Electrical:

- Heavy power on both the north and south side of the building
- Including 3 phase

Office:

- The office space is composed of individual offices, conference rooms, break room, lab area.

Other:

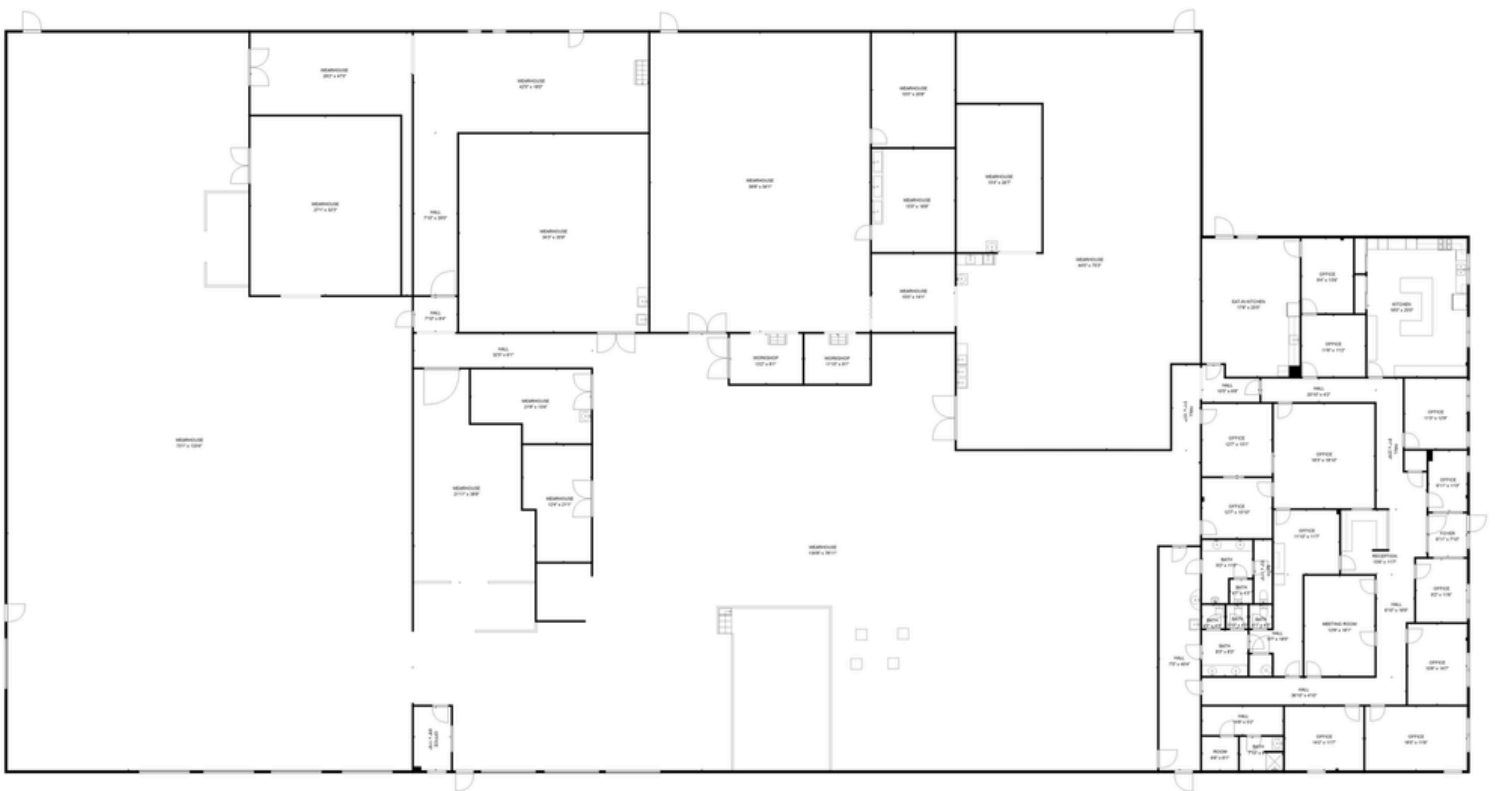
- Fully heated
- Commercial zoning



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Floor Plan



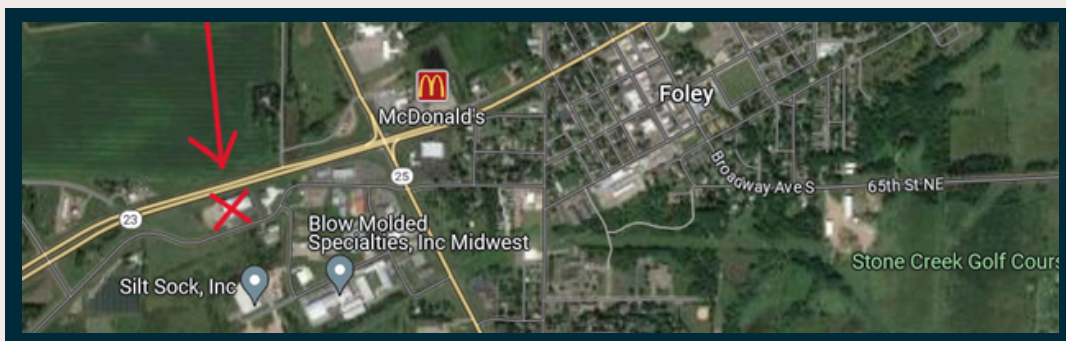
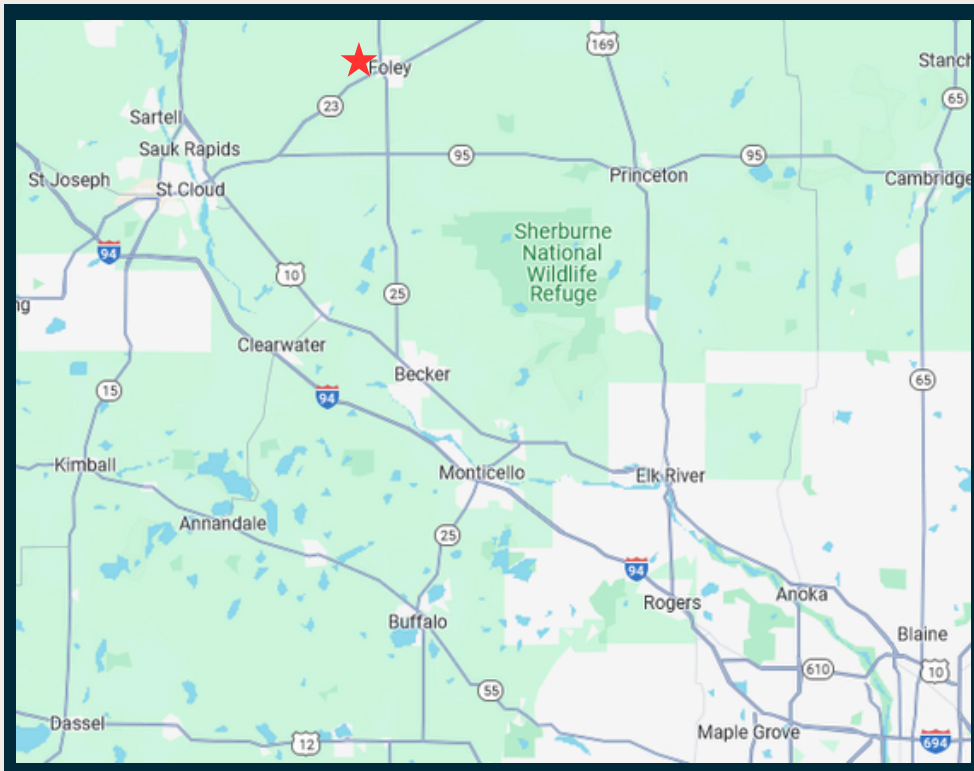
Note:

Not all walls on the floor plan are structural, many can be moved or removed. This floor plan only reflects the current layout.

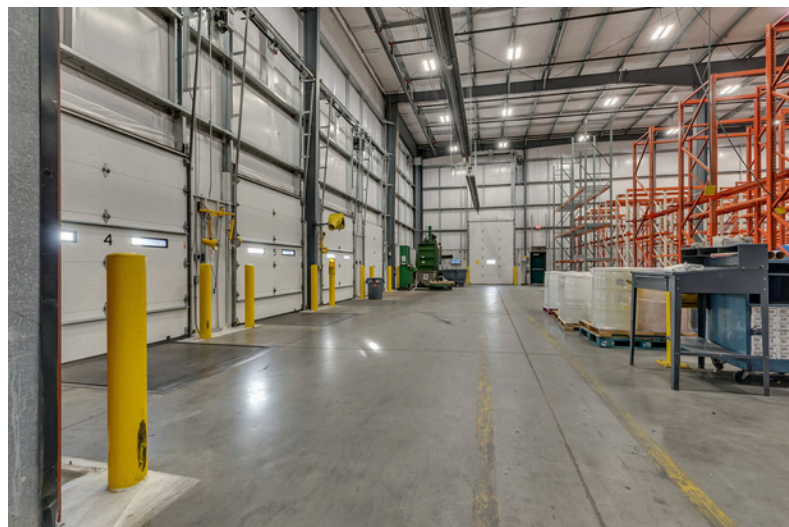
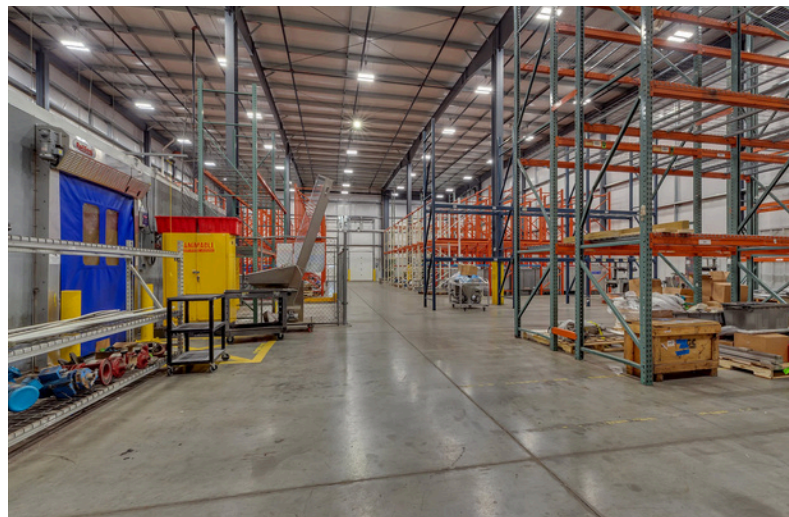
Location



Foley, MN



Interior photos: warehouse



Interior photos: production



Note:
Pictured food
handling equipment
is not part of the
real estate sale or
lease.

Interior photos: office



Exterior



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