



**For Sale
Retail/
Distribution
Center**



WILLMAR

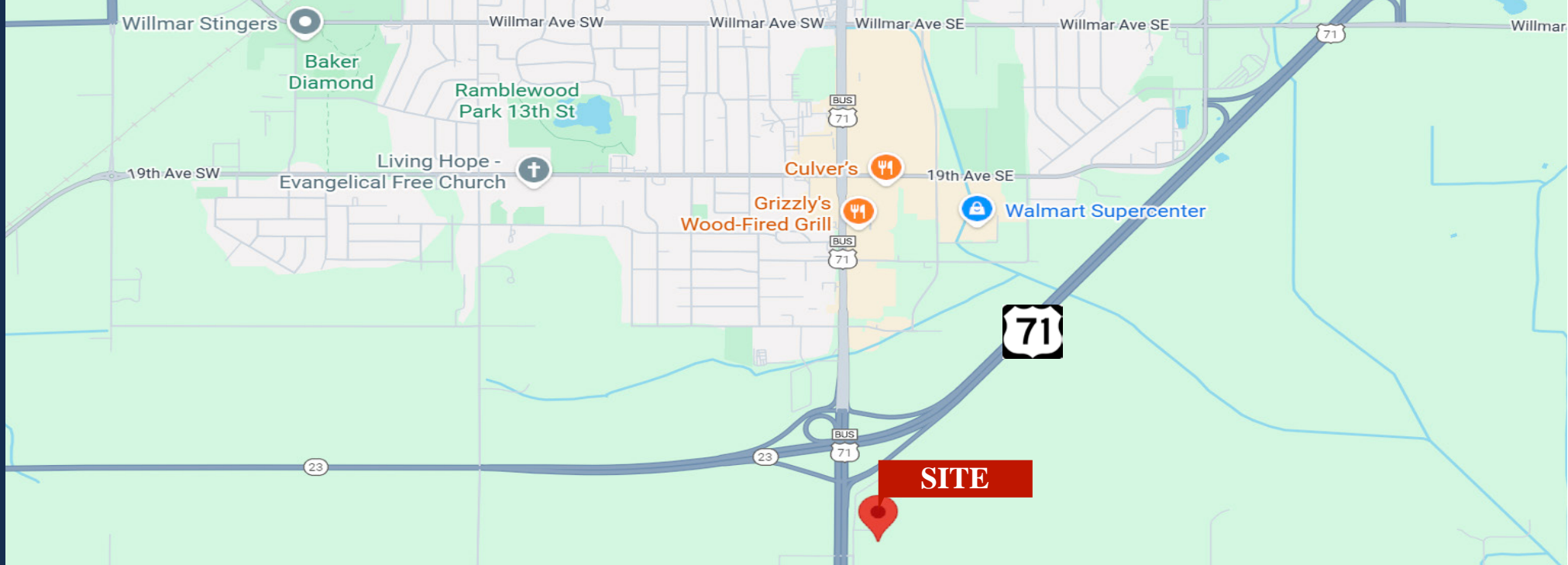
Retail / Distribution Center

Sales Price: \$3,500,000.00

Building: 118,219/sf Lot Size: 6.04/Acres

3901 Abbott Drive, Willmar, MN 56201

Jason Duininck, Broker
320.212.9330
JDuininck@crs-mn.com



PROPERTY LOCATION

- * 250' Highway 71 Frontage
- * Easy Highway 71 Access
- * High Visibility Location
- * Businesses in the Area:
Mills Ford, West Central Sanitation, Mills Toyota, Zigler Cat, Menards, Home Depot, Target, Hobby Lobby, Perkins, Dairy Queen, KwikTrip and more...

TRAFFIC COUNTS - 2024

* Highway 71 - 15,000 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

3901 Abbott Drive, Willmar, MN

Sales Price

\$3,500,000.00

Building Size	118,219/sf
Lot Size	6.04 Acres
Kandiyohi County	PID 95-303-0010
2025 Taxes	\$108,414.00
Zoned	233 COMM LAND/General Business
Year Built	1992 / 2005
No. of Floors	One (1)
Tenant	Single
HVAC	Central HVAC Throughout
Overhead Doors	Five (5) O.H. Doors - with Openers: 3 - Drive-In (with Bollards) 2 - Dock High (with Levelers)
Dock High	Two (2) 8' x 8' Doors (Dock has Leveler)
Clear Height	20' +
Parking Spaces	108

PROPERTY INFORMATION

Showroom (80,205/sf)

* Front Showroom (212' x 260', 10' Clear Height)

* Rear Showroom (212' x 128', 19' Clear Height)

* (4) Restrooms

* (1) Breakroom (18' x 14')

* High Bay Warehouse (27,216/sf - 165' x 160')

* Garage Area (67' x 42', 22' Clear Height, 22' Clear Height)

* Shipping/Receiving Area (8,798/sf - 93' x 42', 10' Clear Height)

* (1) Restroom

* (1) Breakroom (8' x 10')

*** Warehouse Racking is Negotiable***

INTERIOR



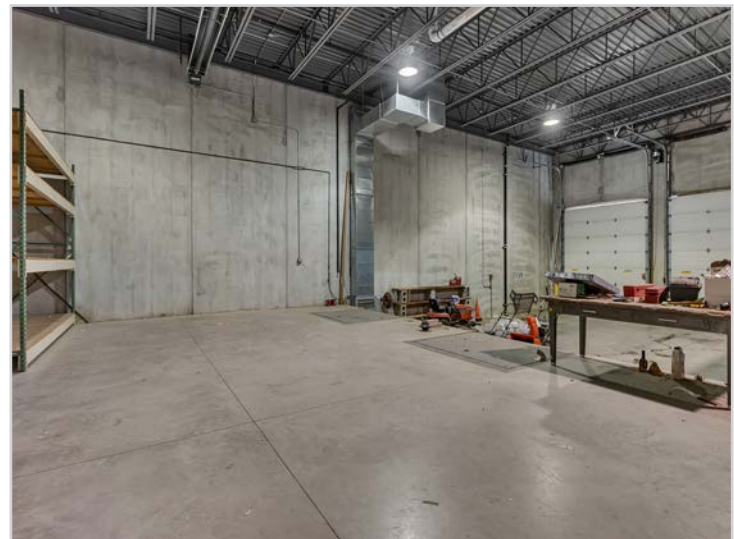
This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

EXTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.