

INDUSTRIAL FOR SALE

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024

212TH STREET W (CR 50)
& EATON AVENUE



OFFERING SUMMARY

SALE PRICE:	Negotiable
AVAILABLE SPACE:	6,254 SF
BUILDING SIZE:	12,310 SF
YEAR BUILT:	2002
LOADING DOORS:	One (1) 10'H x 9'W - Dock Three (3) 12'H x 10'W - Drive-in
CLEAR HEIGHT:	16 FT - 10 IN
POWER:	800 Amps, 208/120V 3 phase
R.E. TAXES:	\$33,928 (2026)
SIGNAGE:	Building
LOT SIZE:	1.37 Acres
ZONING:	Industrial

PROPERTY OVERVIEW

This well-constructed industrial facility offers the perfect blend of function and efficiency. Built in 2002 using high-quality prefab concrete, the building is designed to stand the test of time while minimizing maintenance. Its oversized drive-in doors and loading dock provide seamless logistical access for a range of industrial uses, from warehousing to light manufacturing.

The addition of rooftop solar panels further enhances the property offering energy savings and aligning with today's sustainability goals. Whether for an owner-user or investor, this property presents a rare opportunity to acquire a versatile, future-ready industrial asset.

Currently, two tenants occupy approximately half of the building, offering a stable income stream while the remaining space is ideal for an owner-user looking to expand operations or relocate to a high-quality facility.

With flexible industrial zoning and room to grow, this is a rare opportunity to acquire a clean, efficient asset in a growing market.

This property is for Sale and Lease - Contact Broker

PROPERTY HIGHLIGHTS

- Solar Panel on Roof (Lower Electrical Expense)
- Climate Controlled Warehouse
- Approximately Half of the Building is Leased for Additional Income



AMK PROPERTIES

Suntide Commercial Realty
2550 University Ave.W. #305-S
St. Paul, MN 55114
651-603-0321

ANDY MANTHEI

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20366237, Minnesota



PHOTOS

21170 EATON AVE

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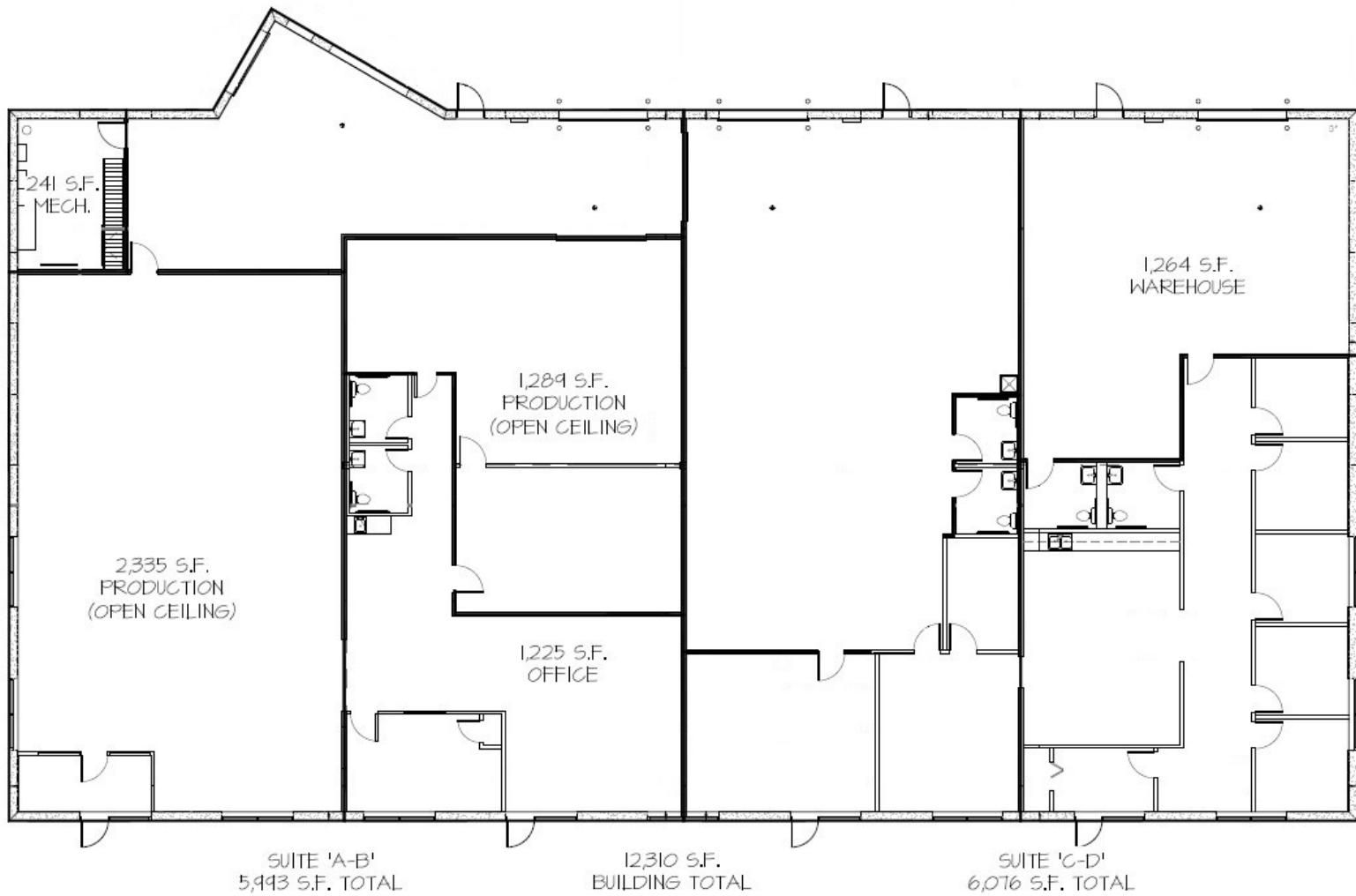
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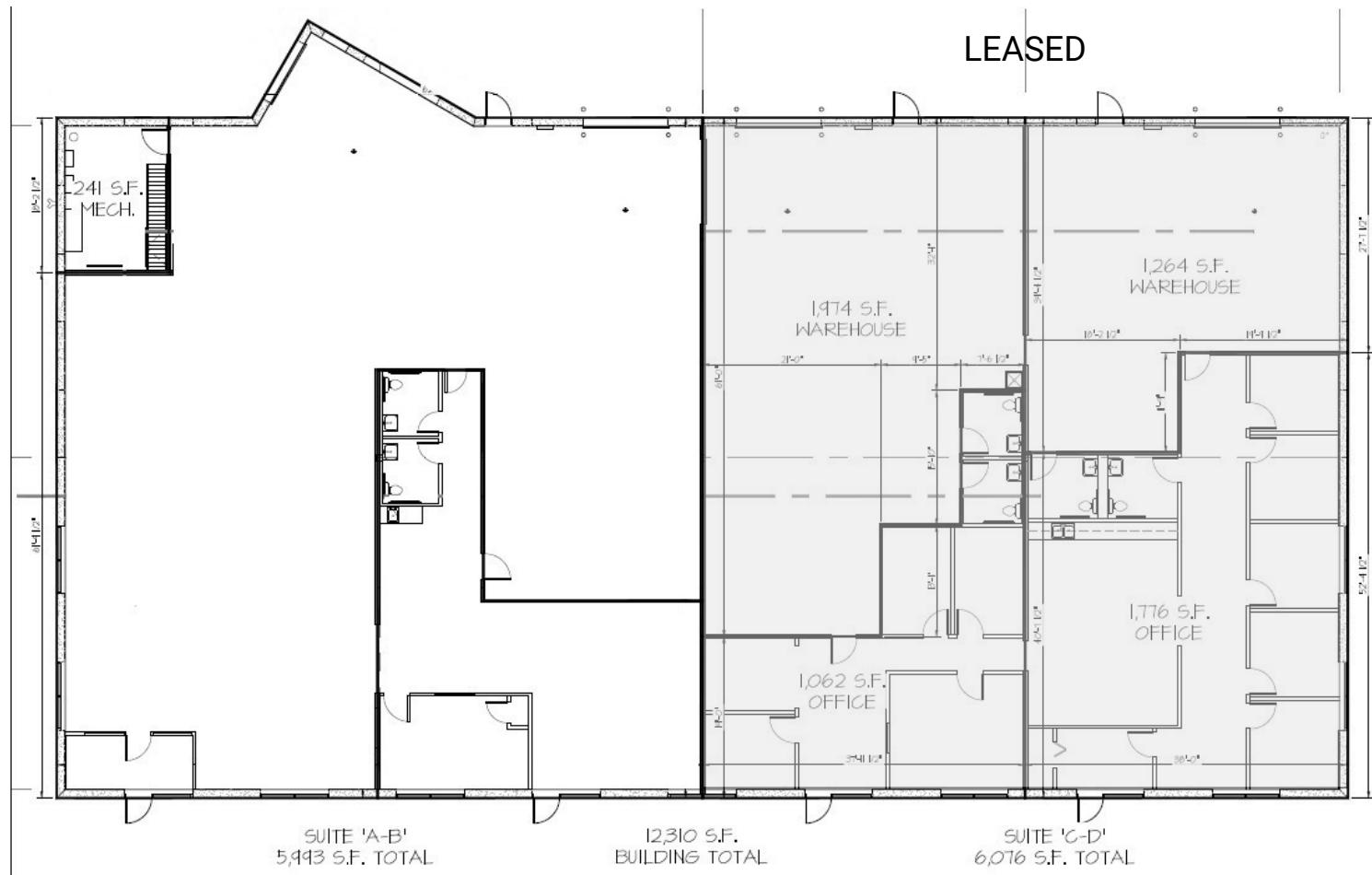


AVAILABLE SPACE: SUITE A/B

6,254 SF

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Suite	Size	Rate	Loading
A/B	6,254 SF	Negotiable	Drive-in Door - One (1) 12'H x 10'W Dock Door - One (1) 10'H x 9'W



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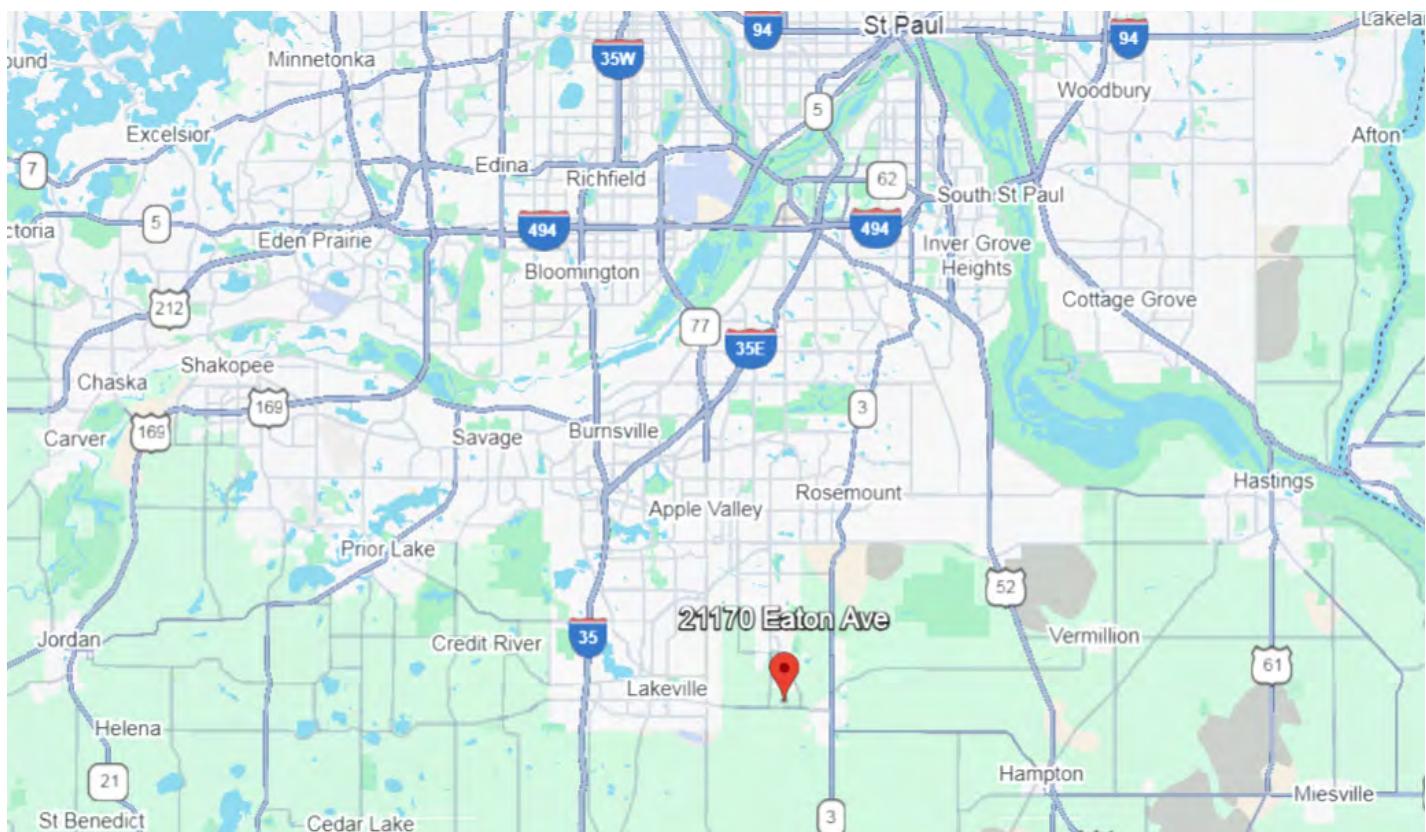
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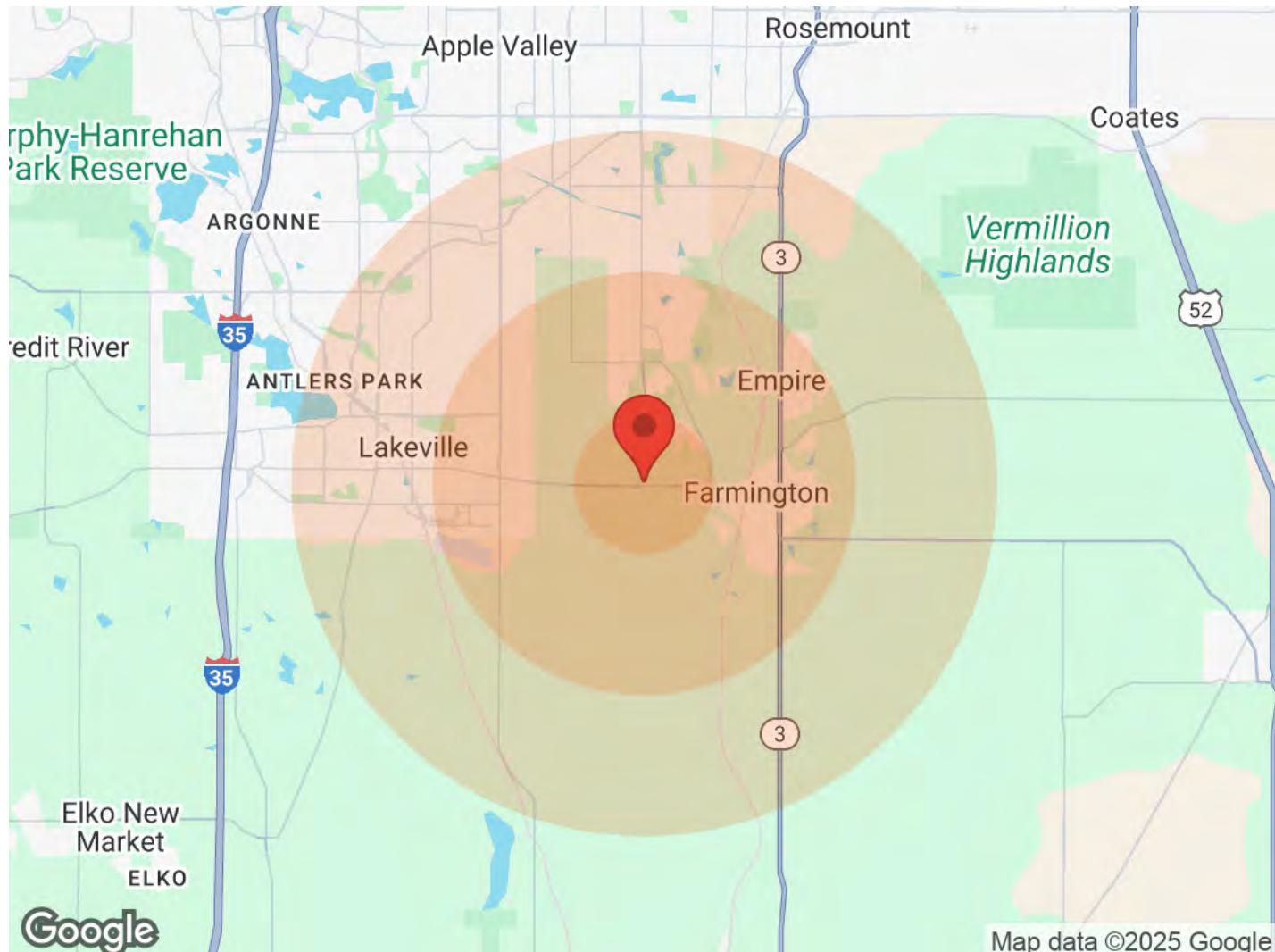
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,769	10,694	28,374
Female	2,765	10,641	27,430
Total Population	5,534	21,335	55,804

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,386	5,188	13,392
Ages 15-24	997	3,662	9,491
Ages 25-54	2,174	8,674	22,622
Ages 55-64	463	2,046	5,530
Ages 65+	514	1,765	4,769

Race	1 Mile	3 Miles	5 Miles
White	5,192	19,735	51,517
Black	44	265	792
Am In/AK Nat	11	29	78
Hawaiian	N/A	N/A	N/A
Hispanic	78	615	1,611
Multi-Racial	256	1,512	3,658

Income	1 Mile	3 Miles	5 Miles
Median	\$92,419	\$80,057	\$82,157
< \$15,000	N/A	244	862
\$15,000-\$24,999	51	189	644
\$25,000-\$34,999	22	301	857
\$35,000-\$49,999	237	764	1,806
\$50,000-\$74,999	415	1,627	4,150
\$75,000-\$99,999	385	1,592	3,963
\$100,000-\$149,999	613	1,883	4,568
\$150,000-\$199,999	189	472	1,468
> \$200,000	28	77	505

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,656	7,223	18,888
Occupied	1,606	6,849	17,999
Owner Occupied	1,497	6,056	15,506
Renter Occupied	109	793	2,493
Vacant	50	374	889



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