

INDUSTRIAL FOR SALE

212TH STREET W (CR 50)
& EATON AVENUE

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



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

Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota



21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



AMK PROPERTIES

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota



SITE PLAN -

21170 EATON AVE

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



AMK PROPERTIES

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

ANDY MANTHEI

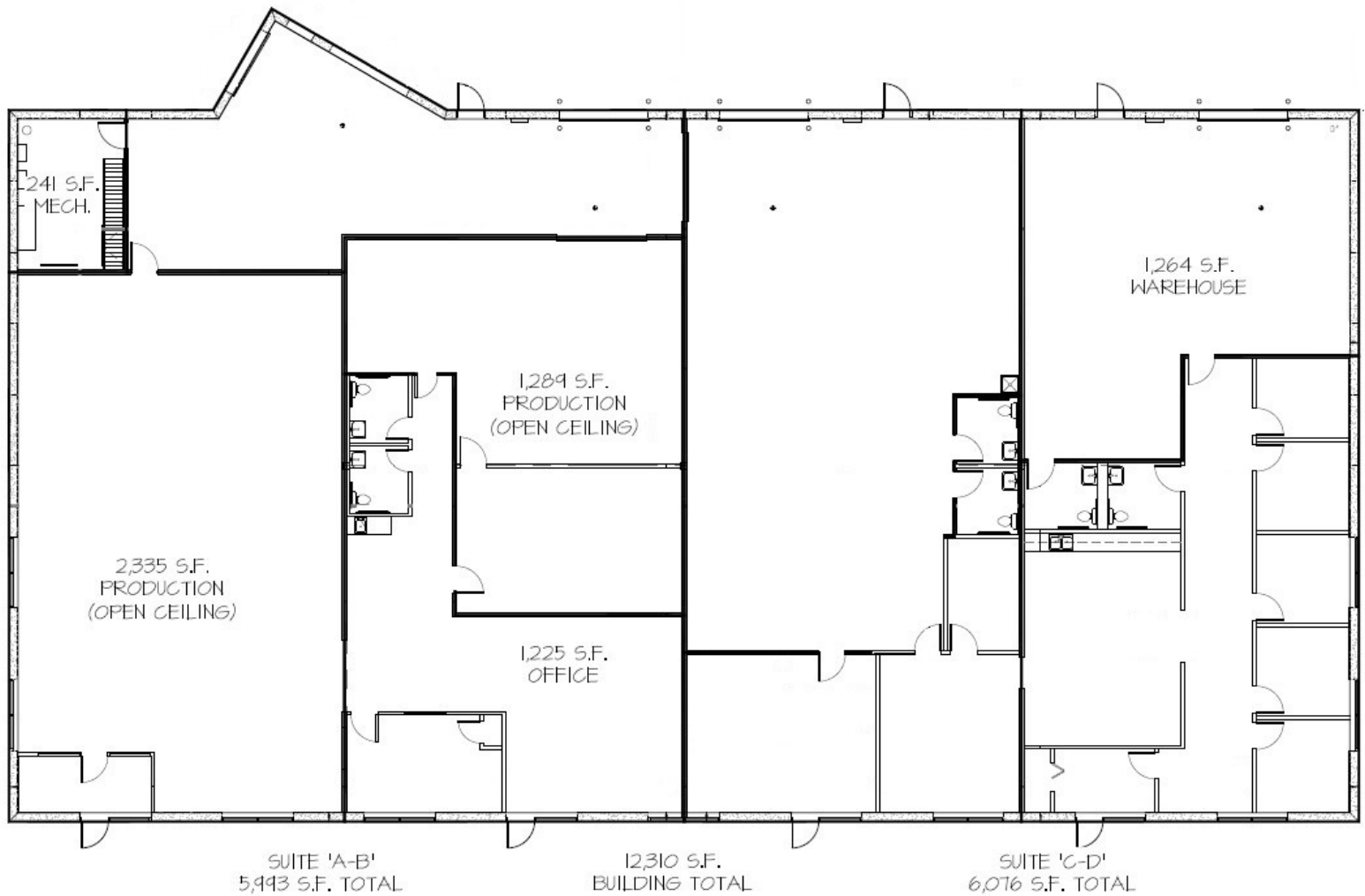
Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota



BUILDING PLAN -

21170 EATON AVE

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



AMK PROPERTIES

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota

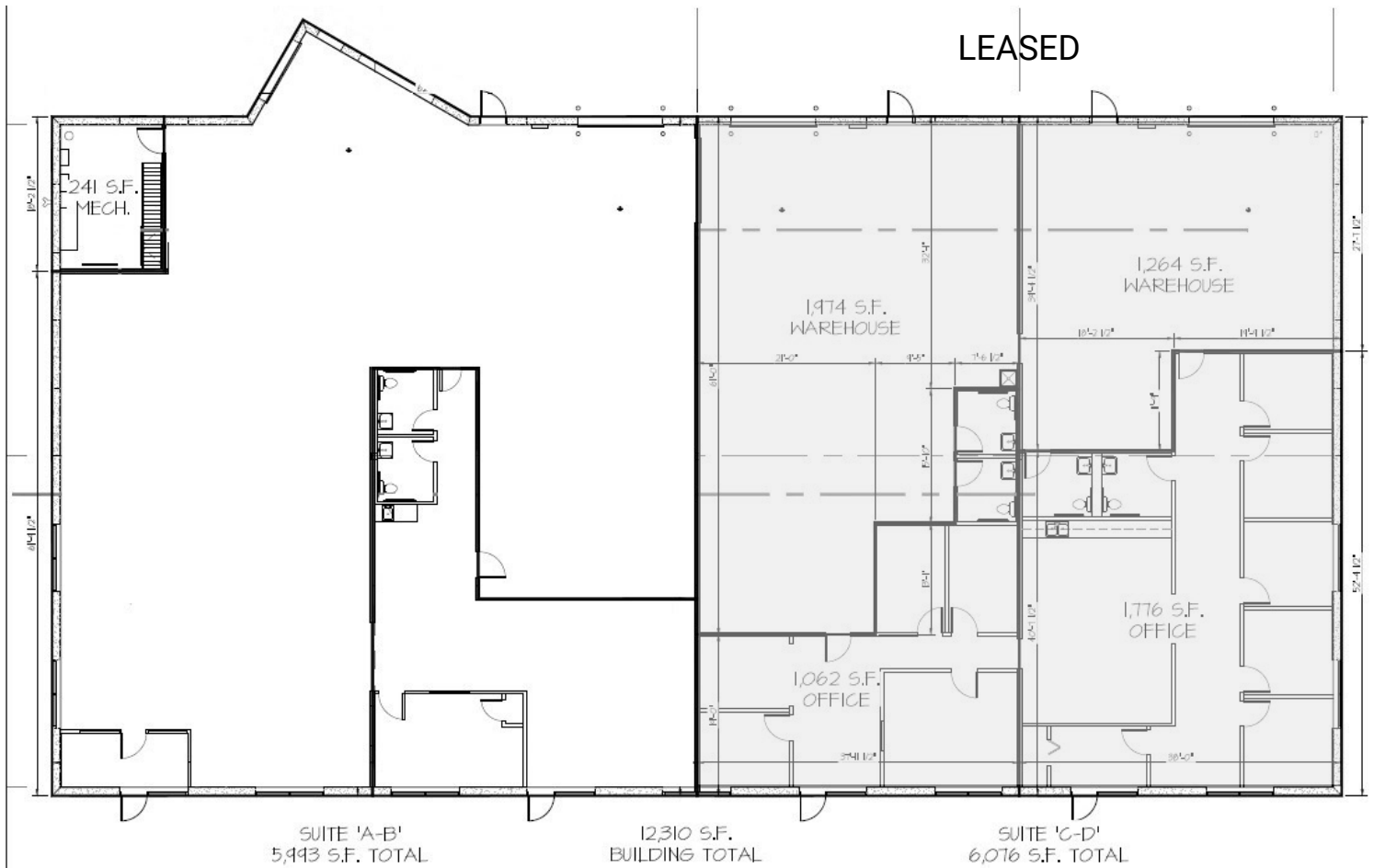


AVAILABLE SPACE: SUITE A/B

6,254 SF

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024

| 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 |



AMK PROPERTIES

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

ANDY MANTHEI

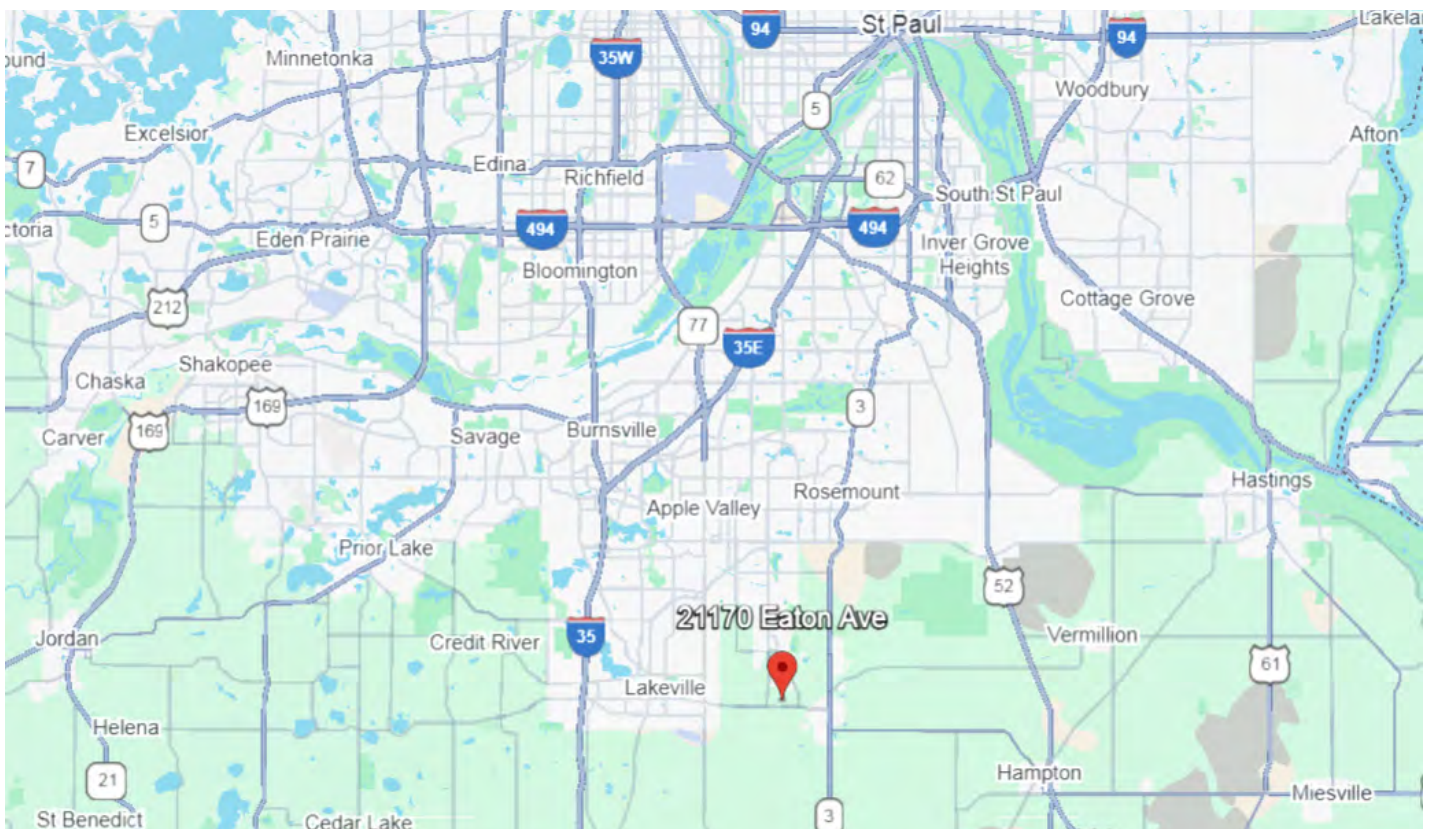
Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota



LOCATION MAPS

21170 EATON AVE

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



AMK PROPERTIES

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

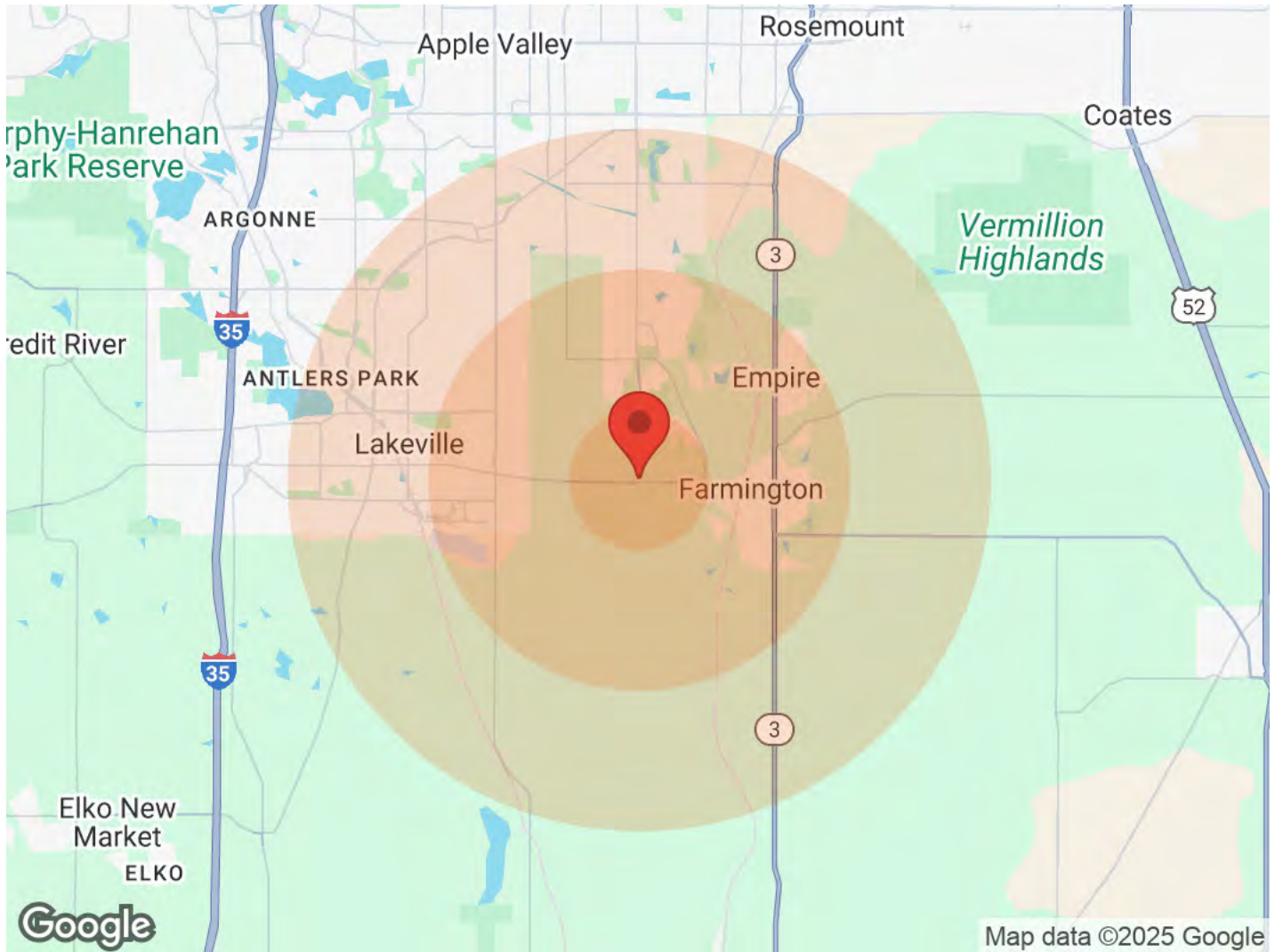
ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota



DEMOGRAPHICS

21170 EATON AVENUE, FARMINGTON, MINNESOTA 55024



| 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 |



AMK PROPERTIES

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

ANDY MANTHEI

Senior Vice President, Principal
(651) 331-9136
andy@amkprop.com
20366237, Minnesota

