

## **FEATURE SHEET**

### **840 INDUSTRIAL PARK DR SE, BEMIDJI, MN**

- 6,000 square foot steel frame building on 2.09 acres in the Bemidji Industrial Park. The building was constructed in 1998.
- Eighteen-foot sidewalls, two 14 feet high garage doors (twelve feet wide) on each end of the building with concrete aprons. There is also an entry door into the offices.
- The power into the building is 120/240 three phase.
- The building has two offices and a bathroom. These offices are heated and cooled by mini splits.
- The shop is heated by 4 wall mounted heaters.
- There are two large floor drains in the shop.
- The back part of the lot is fenced in and is lighted.
- The heating and cooling is all electrical.
- A phase one environmental study will be completed and available to prospective buyers.
- The property has easy access to US Highway 2 and State Highway 71.