



For sale

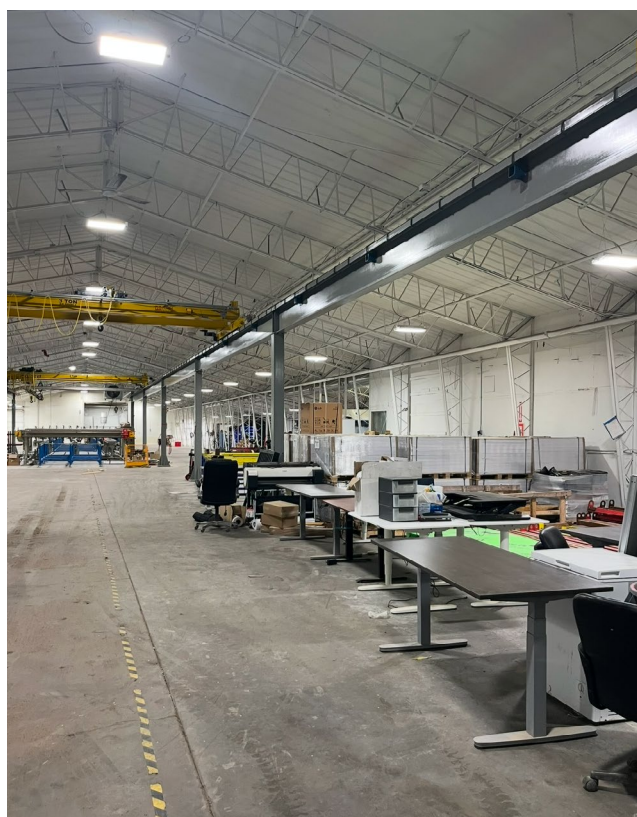
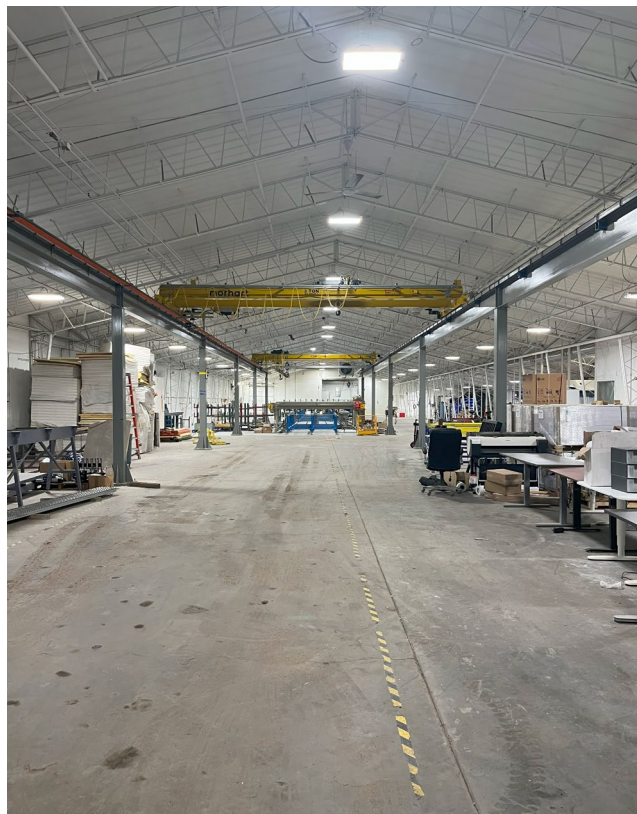
Industrial/Manufacturing Building

1391 11th Ave SW, Forest Lake, MN 55025
32,487 SF Available

Building specifications

1391 11th Ave SW, Forest Lake, MN 55025

Functional clear-span industrial property for sale. Previously used as a manufacturing building, this property has ample loading doors, power, and offers the potential for outdoor storage.



Building Size	Approx. 32,487 SF
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Year Built	1992
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Clear Height	20' to peak
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Lot size	2.5 acres
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PID	07-032-21-44-0010
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Loading	One (1) dock door Six (6) drive-ins
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Power	400 Amps 480V Power
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County	Washington
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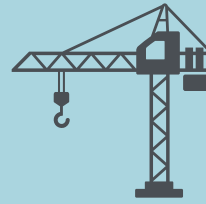
Zoning	B3 - Limited industrial district
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Sale price	\$2,450,000 (\$75.41 psf)
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Est. 2025 Taxes	\$47,928 (\$1.48 psf)
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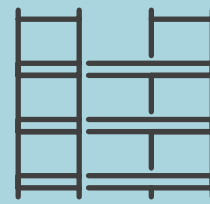
Fully insulated, clear span building



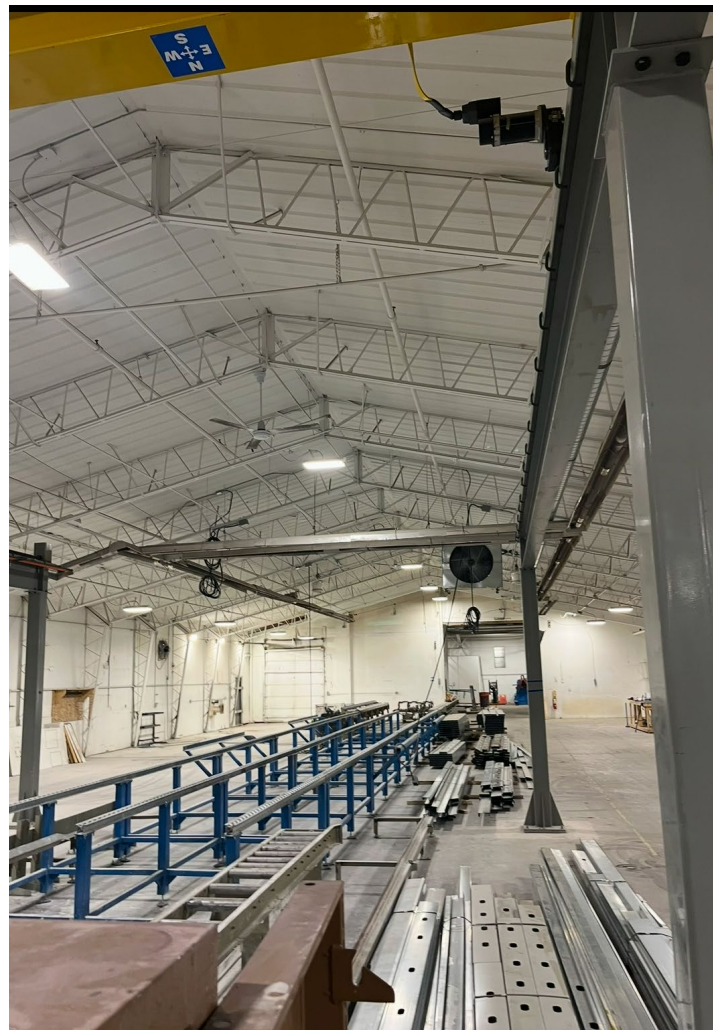
Two (2) 3-ton bridge cranes available



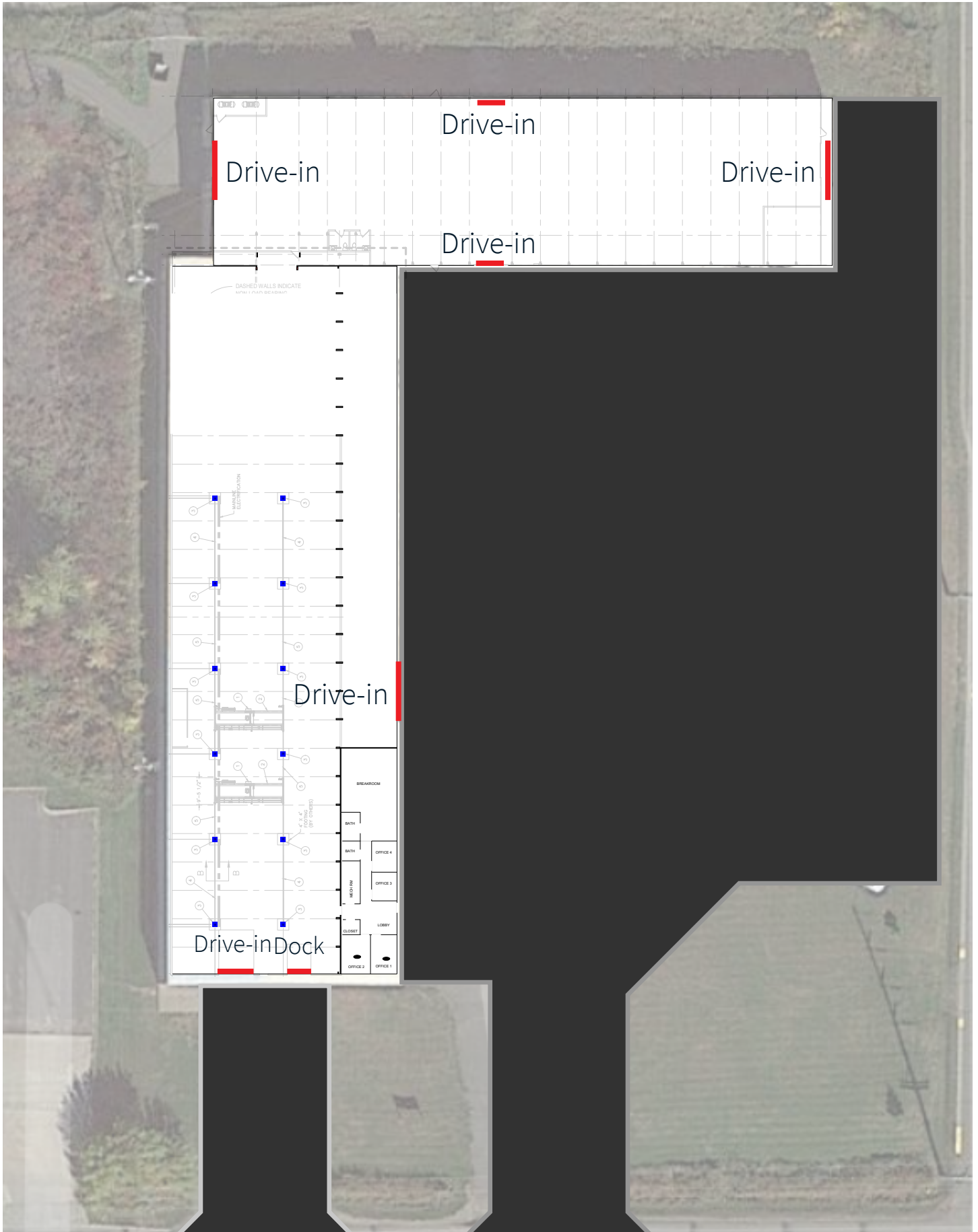
Oversized loading doors and ample power



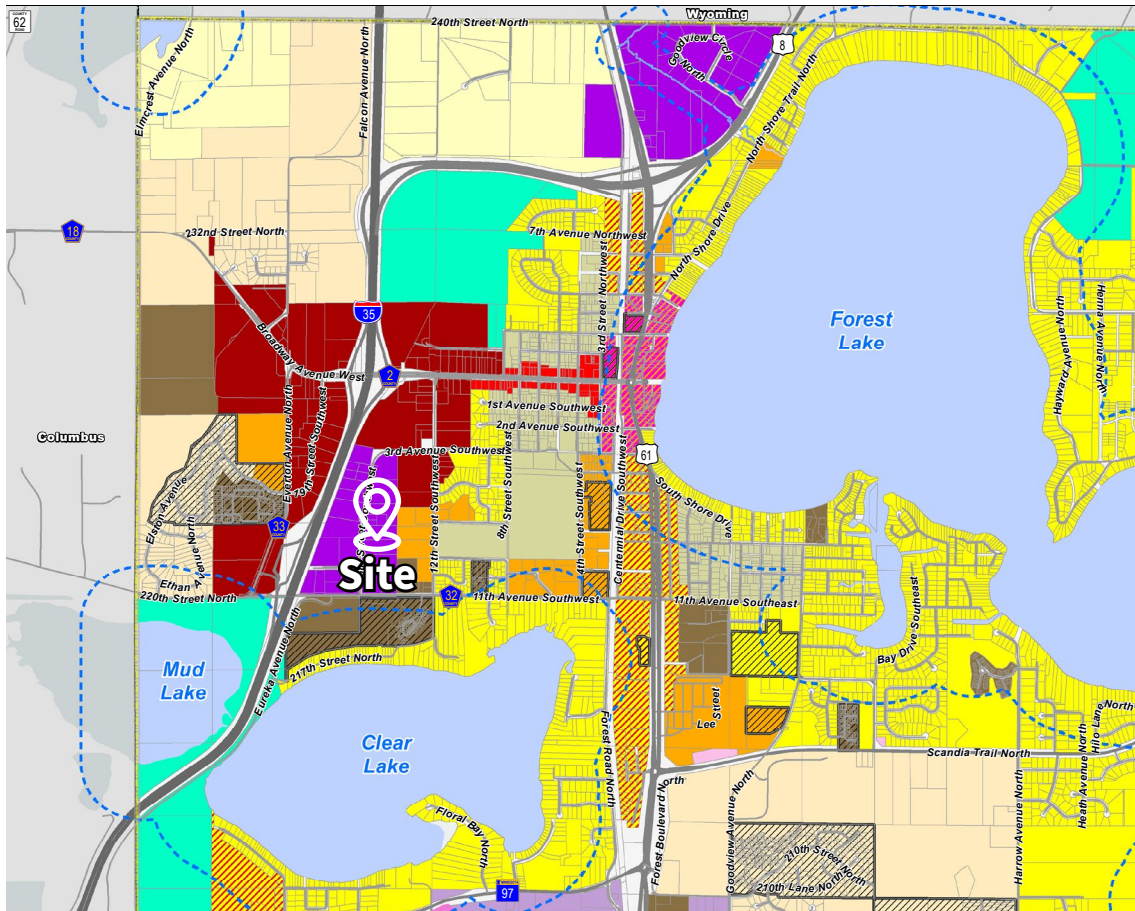
Outdoor storage potential



Site Plan



Zoning map - Washington County



CITY OF FOREST LAKE
AS GOOD AS IT SOUNDS

ZONING MAP BOOK

LOCATION MAP

Legend

- City Limits
- Parcels

Zoning Districts

- C - Conservancy District
- A - Agriculture District
- RR - Rural Residential District
- SF - Single Family Residential District
- MXR-1 - Mixed Residential, Single & Townhouse District
- MXR-2 - Mixed Residential, Single & Two Family District
- MXR-3 - Mixed Residential District
- MF - Multiple Family District
- B-1 - Broadway Business District
- B-2 - Highway Business District
- B-3 - Limited Industrial Business District
- MU-1 - Downtown Mixed Use District
- MU-2 - General Mixed Use District
- BP - Business Park District
- I - Industrial District
- PUD - Planned Unit Development Overlay
- AP - Agricultural Preserve Overlay District
- NC - Neighborhood Commercial District

Other symbols: Airport Boundary, Shoreland Overlay

Scale: 0, 0.25, 0.5 Miles

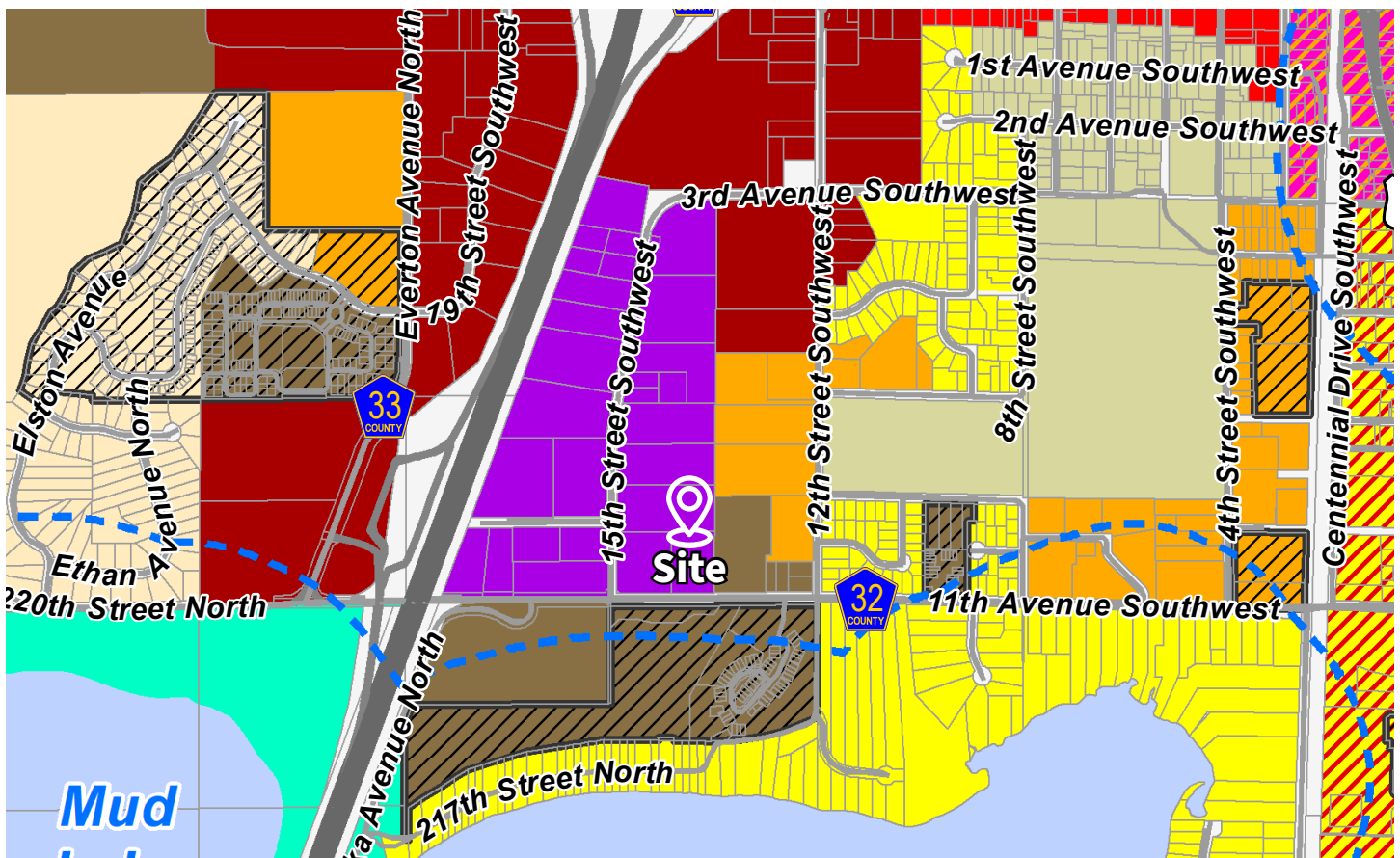
Source: MnGeo, City of Forest Lake, Washington County

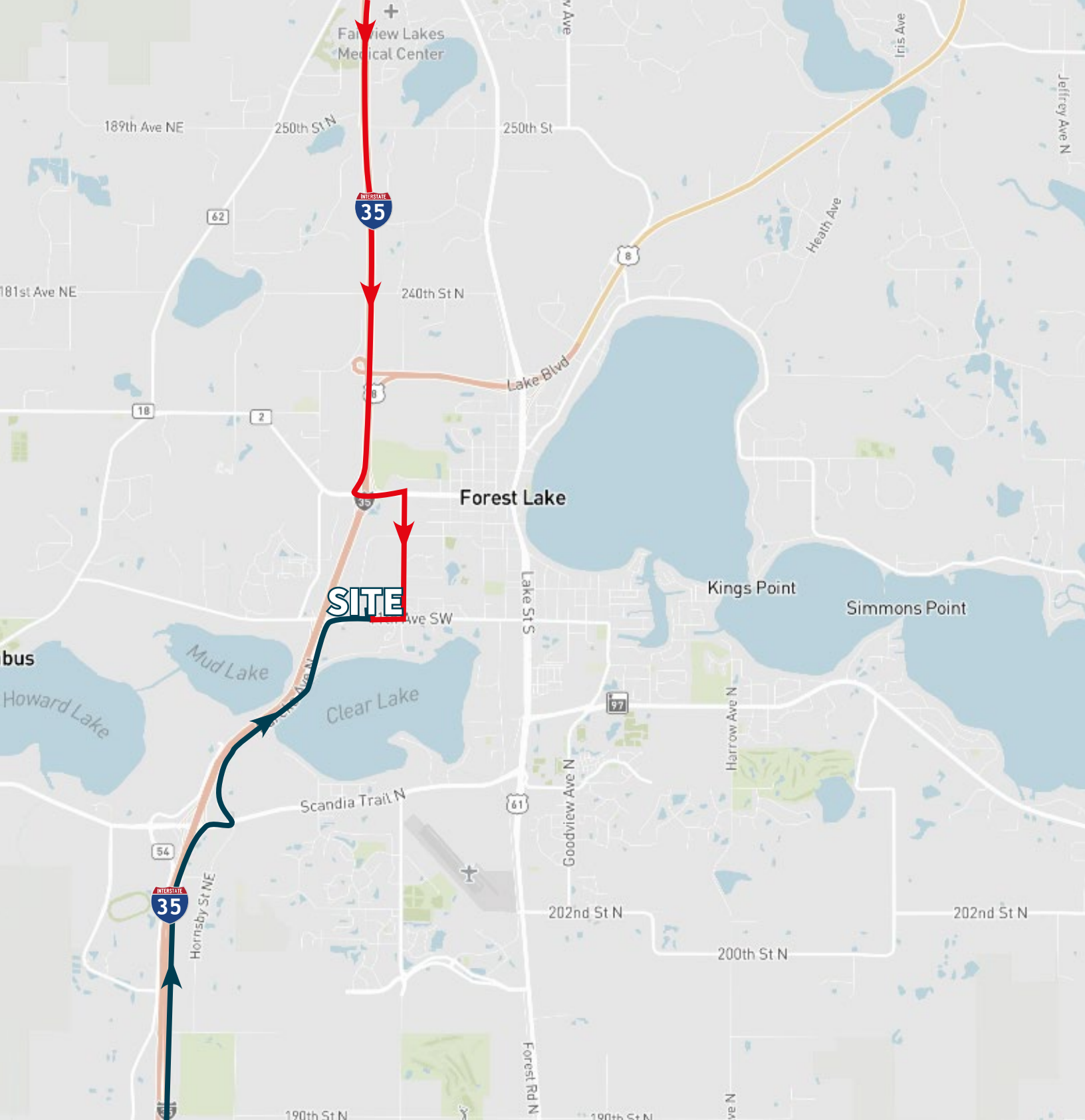
BOLTON & MENK

May 2021

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JLL SEE A BRIGHTER WAY

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