

Available For Sale or Lease

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Manufacturing & Production Facility

±122,000 SF | ±12.58 acres

Industrial For Sale or Lease

Colliers is pleased to offer for sale or lease this ±122,000 SF manufacturing/production facility located in Blackduck, MN.

Facility is suitable for a wide variety of users and space configuration can be demised.

Property is well maintained, equipped with heavy power, 100% HVAC/conditioned space, with adequate production and warehousing capabilities.

Facility is situated on ±12 acres which allows for building additions or outdoor storage.

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For Sale or Lease

Property Highlights

Address & PID's:

810051000: 348 Summit Ave W - 1.85 acres
810050700: 348 Summit Ave W - 1.43 acres
810050800: 348 Summit Ave W - 1.38 acres
810002402: 348 Summit Ave W - 1.63 acres
810002406: 348 Summit Ave W - 1.41 acres
810050600: 272 Summit Ave W - 0.85 acres
810050501: 348 Summit Ave W - 0.69 acres
810054900: 348 Summit Ave W - 3.34 acres
8 parcels: 12.58 acres

Building SF:

Approximately 122,000 Total SF
Can be demised

HVAC:

100% conditioned space, 35 rooftop units,
well maintained and in good condition

In Floor Heat:

Electric In floor heating throughout facility

Site Size:

±12.58 acres

Column Spacing:

Partial clear span and 20' X 25'

Electrical:

Multiple 3 phase, 200 amp panels in each
building

Clear Height:

12'7" to 18'

Loading:

4 dock doors
10 drive-ins

Roof:

Replaced from 2005 to 2015 to most
recent in 2019

Zoning:

Light Industrial

Est. 2025 Taxes:

\$57,179

CAM:

\$2.25 PSF

Base Rent:

\$3.50 - \$4.50 PSF

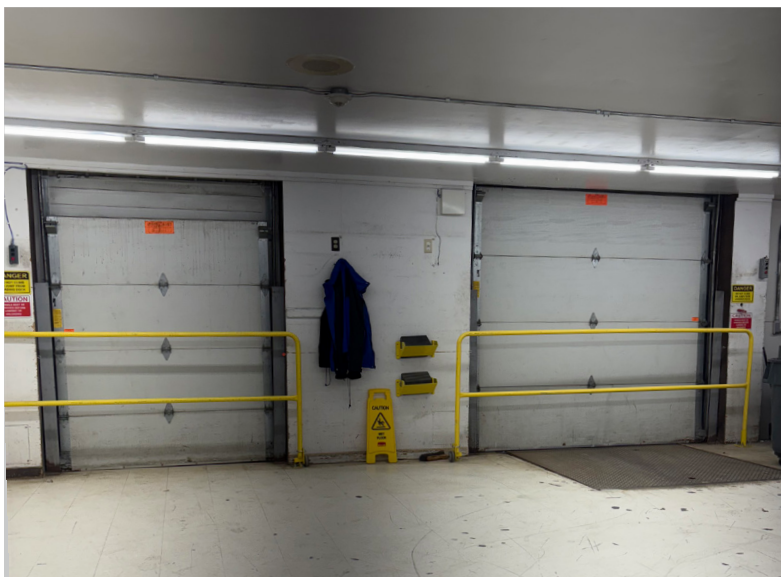
Sale Price:

\$1,475,000 or \$12.09 PSF

* Listing broker has an ownership interest in the property



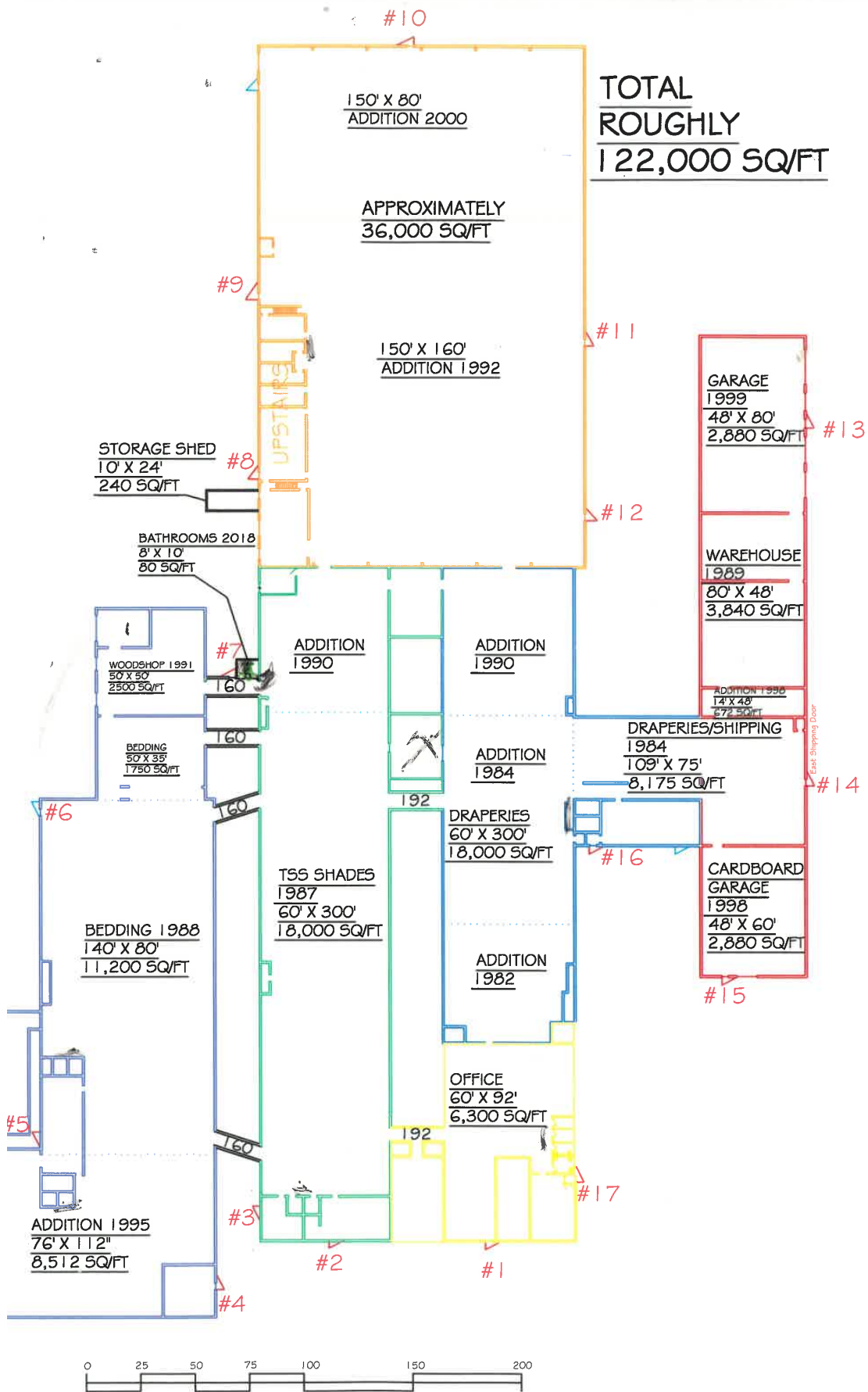
Interior Photos



Exterior Photos



Floor Plan



Location Overview

Beltrami County



Population

47,281 (2026)



Workforce

64% of population
between ages 19-75



Median
Household
Income

\$73,174 (2026)



Businesses

2,204 (2026)

Web Links

[Beltrami County](#)

[Blackduck, MN](#)



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Total			12.58 acres



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