



## For Sale

Price: Negotiable

### Contact us:

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# 2939 Enterprise Ave Hastings, MN 55033

## Industrial Building For Sale

Located 30 minutes from Minneapolis/St. Paul, this 22,000 square foot office/warehouse building is available for sale.

### Building Amenities

- Built in 2007
- 22,000 total square feet
- Dock & drive-in loading
- 6" reinforced concrete floor
- 22' - 24'7" clear height

### Colliers

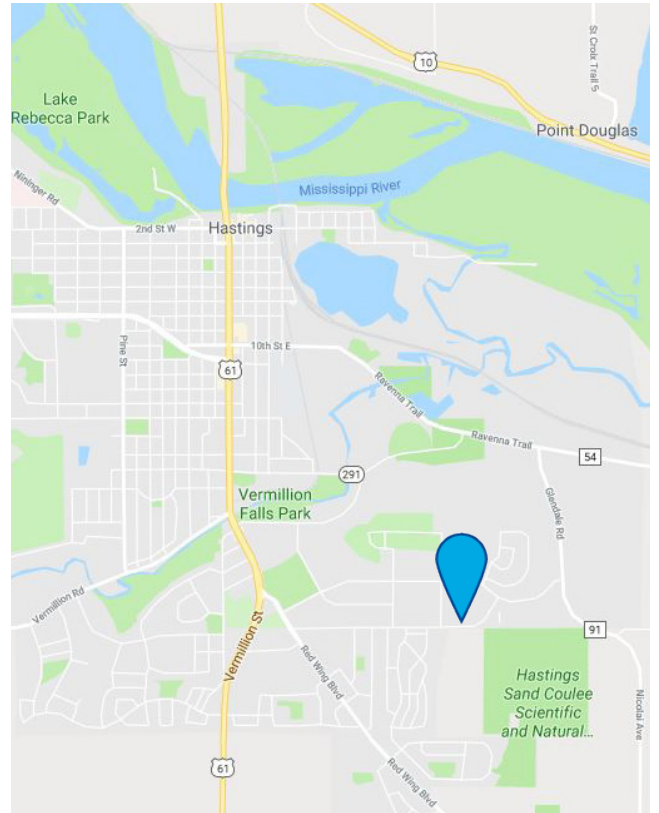
1600 Utica Avenue S, Suite 300  
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Accelerating success.

# Property Overview

Property Address:	2939 Enterprise Ave, Hastings, MN
Building Size:	4,616 SF office <u>19,966 SF warehouse</u> 22,000 SF total
Available:	<b>Suite A &amp; B:</b> 4,000 SF office <u>12,960 SF warehouse</u> 16,960 SF total *In-place Tenant leasing Suite C
Loading: (Entire Building)	Three (3) 14'x14' drive-in doors Three (3) dock doors *Docks are equipped with bumpers and seals. Two are equipped with levelers.
Clear Height:	22' - 24'7"
Sale Price:	Negotiable
PID:	19-32006-02-060
Power:	480Y/277 Volts   800 amps 3-phase, 4W
Lot Size:	2.39 acres
Year Built:	2007
Zoning:	I-1 Industrial Park
Floor:	6" reinforced concrete floor
2024 Real Estate Taxes:	\$37,318



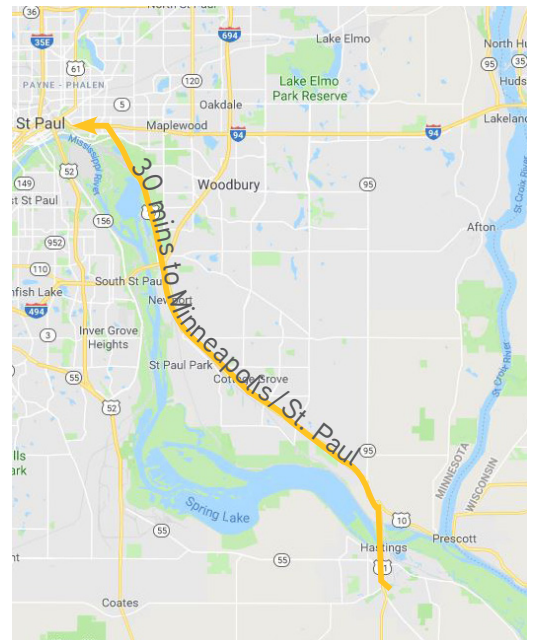
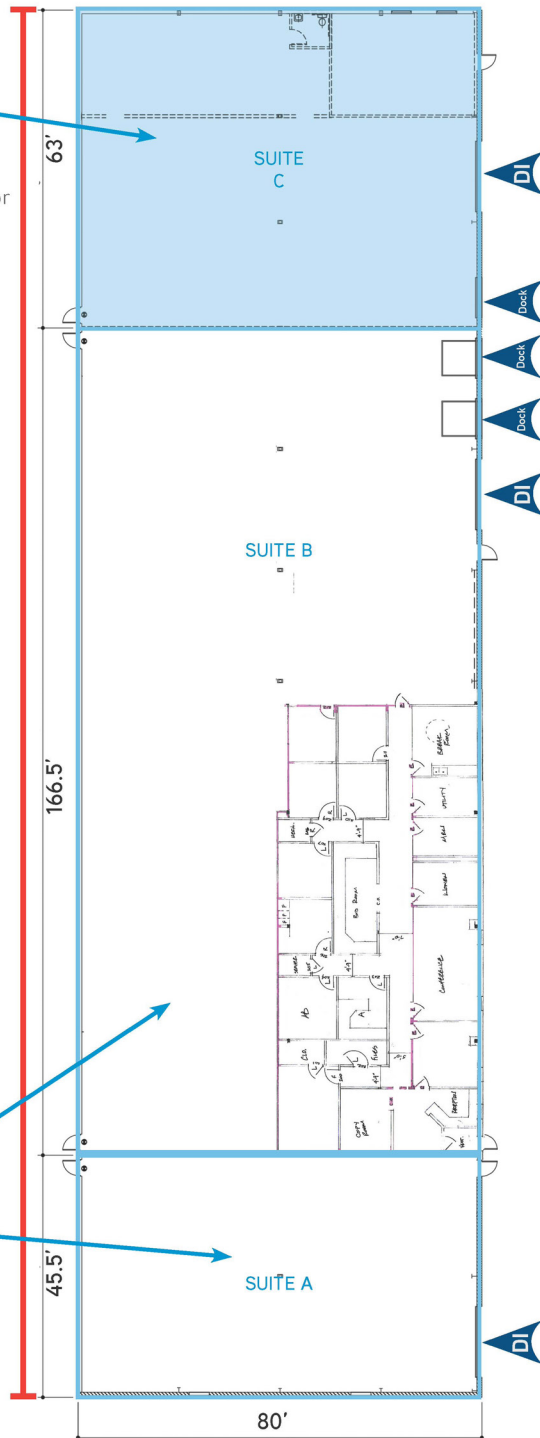
# Property Drawings

## Floor Plan

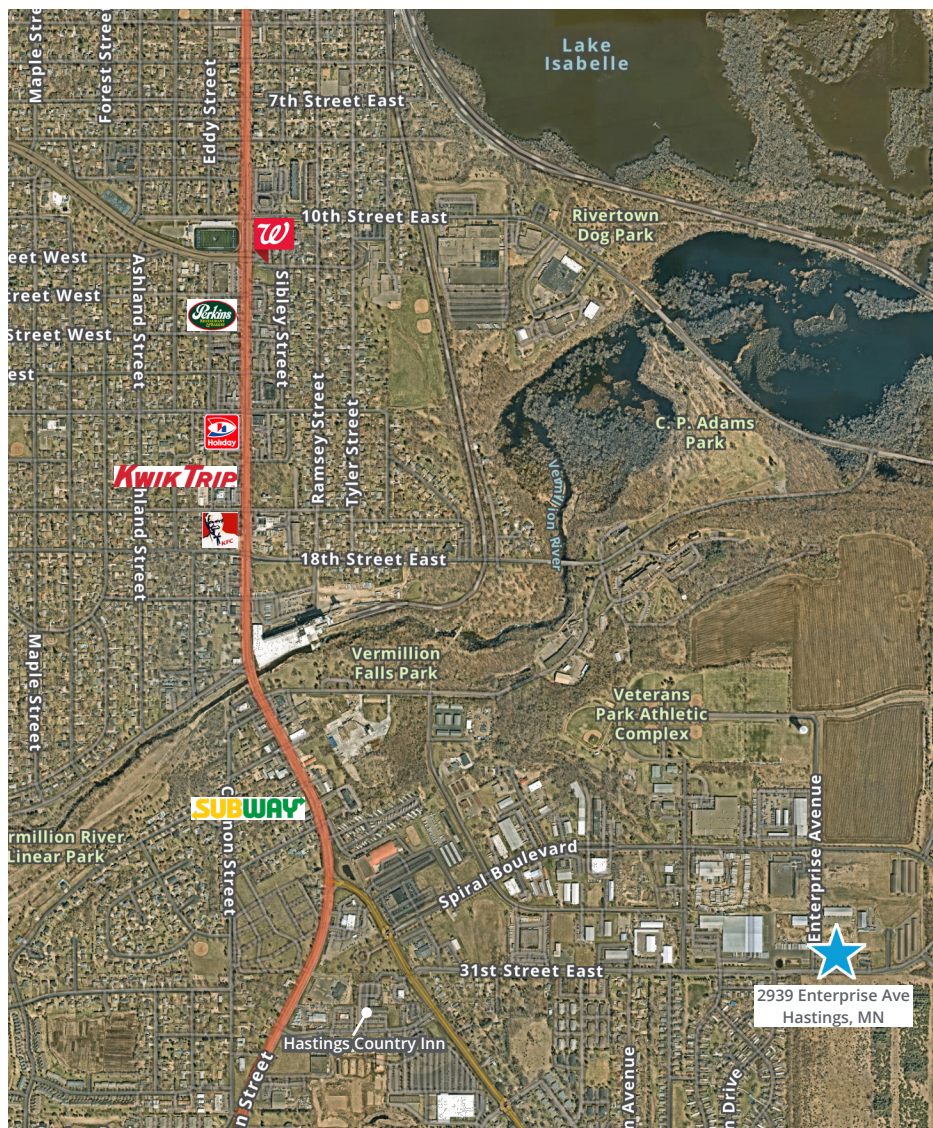
**LEASED  
SUITE C:**  
5,040 SF total  
616 SF office  
4,424 SF whse  
• One (1) 14'x14' drive-in door  
• One (1) dock door  
\* Ability to terminate if building is purchased

**ENTIRE BUILDING AVAILABLE:**  
22,000 SF total  
4,616 SF office  
17,384 SF warehouse  
Three (3) 14'x14' drive-ins  
Three (3) dock doors

**AVAILABLE  
SUITE A & B:**  
16,960 SF total  
4,000 SF office  
12,960 SF warehouse  
• Two (2) drive-in doors  
• Two (2) dock doors



# Area Map



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