

FOR LEASE | FOR SALE | WILLMAR, MINNESOTA

24,000 SF Showroom, Retail & Warehouse

106 19th Street NW · Willmar, MN 56201

Finished showroom in front. Working warehouse behind. 1.68 acres on U.S. Highway 12.

SALE PRICE

\$1,500,000

\$62.50 per square foot

LEASE RATE

\$16,000 / mo

\$8.00/SF/YR · Triple Net

BUILDING / SITE

24,000 SF

1.68 acres · Zoned I-2

18,000 SF finished showroom

Reception, private offices, design area, open display floor

6,000 SF warehouse

Grade-level overhead doors, rear staging, mezzanine storage

1.68-acre site

~49,000 SF of parking and staging, I-2 zoning, Hwy 12 visibility

<https://www.crexi.com/properties/2686163>

Jacob Birkholz · Purple Ninja Holdings, LLC
121 St. Andrews Ct., Mankato, MN 56001

(507) 381-8585
jacob@birkholzlaw.com

The Opportunity

106 19TH STREET NW · WILLMAR, MN

24,000

TOTAL SF

18,000

SHOWROOM /
RETAIL SF

6,000

WAREHOUSE SF

1.68

ACRES

24'

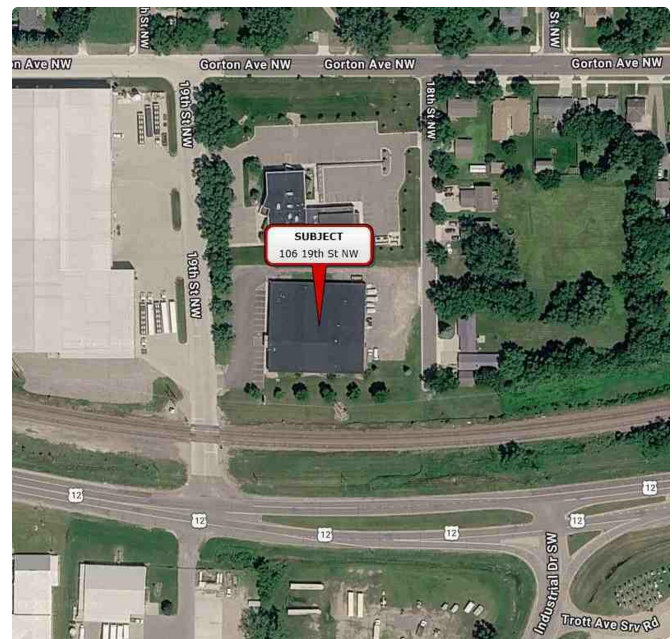
PEAK CEILING

Purple Ninja Holdings, LLC is acquiring 106 19th Street NW in Willmar and offering it **for lease or for sale**. What sets this building apart in a market this size is that the expensive half of the work is already done. The front 18,000 square feet has been extensively remodeled into a bright, customer-facing showroom — vestibule entry, reception desk, private offices, a design and consultation area, and wide-open display space lit by south-facing windows that look toward U.S. Highway 12.

Behind that showroom sit 6,000 square feet of warehouse and stock space served by metal overhead drive-in doors and asphalt staging at the rear, with extensive mezzanine storage above. Ceilings reach 24 feet at the center wall and 20 feet along the south wall — racking and display height that most small-market buildings simply do not have. The whole thing sits on 1.68 acres, roughly two-thirds of which is open parking and staging.

BUILT FOR A BUSINESS THAT SELLS AND STOCKS

- **Retail-grade front end.** Reception, offices, consultation space and display floor already finished — move in and merchandise, don't rebuild.
- **Grade-level loading.** Overhead drive-in doors with rear staging; no dock ramp to design around.
- **Highway visibility.** Fronts 19th Street NW with clear sightlines from U.S. Highway 12, a block off the Highway 12 / Highway 71 corridors.
- **Yard you can use.** About 49,000 SF of asphalt and gravel on three sides for customer parking, fleet, equipment, or outdoor inventory.
- **Flexible zoning.** I-2 General Industry supports retail and showroom, wholesale, warehouse and distribution, contractor and trade shops, service, and light manufacturing.
- **Divisible.** The plan splits cleanly at 8,000 SF and 16,000 SF; the owner will consider demising and layout alterations for the right tenant.



AERIAL — 1.68-ACRE SITE, 19TH STREET NW FRONTAGE, BNSF LINE AND U.S. HWY 12 TO THE SOUTH

Who this building fits

Retail Sales, appliance and building-products dealers · I
Lighting and design showrooms · farm
powersports and equipment dealers ·
HVAC, plumbing, electrical and
other trade contractors
showroom plus shop · distribution
Manufacturing, light assembly
fitness, indoor recreation, church or event

Property Specifications

106 19TH STREET NW · WILLMAR, MN

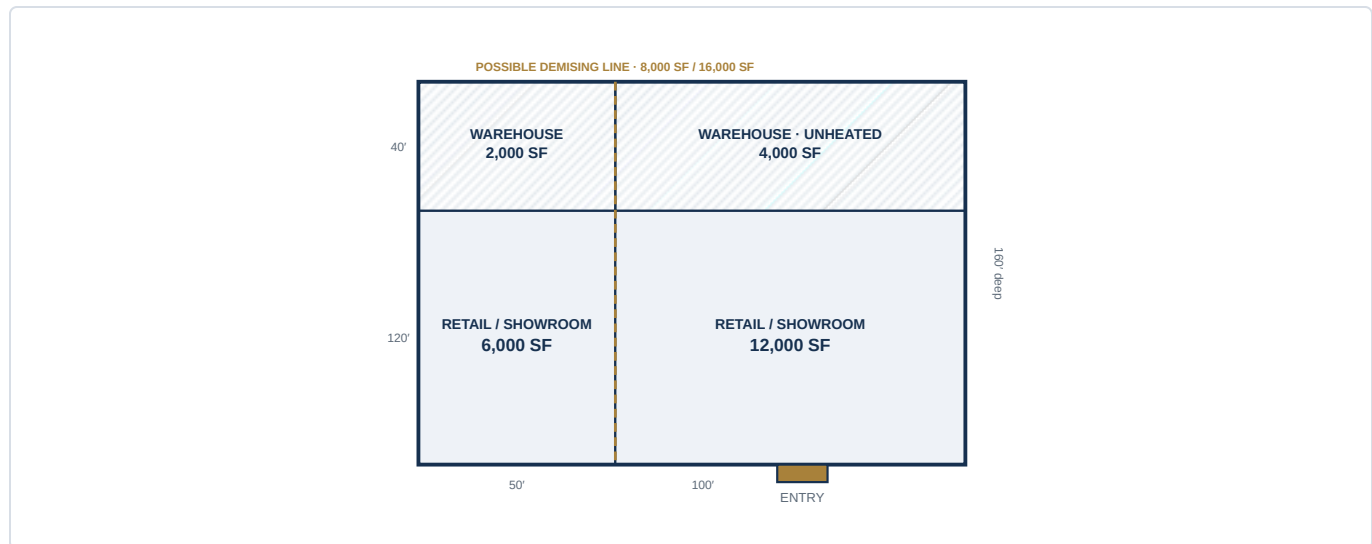
BUILDING

Gross Building Area	24,000 SF (160' × 150'), one story plus mezzanine storage
Retail / Showroom	18,000 SF (6,000 + 12,000)
Warehouse / Stock	6,000 SF (2,000 heated + 4,000 unheated)
Clear Height	24' at center wall · 20' south wall · 12' north wall
Construction	Steel frame, metal-clad walls and roof; poured concrete floor, foundation and footings
Interior Finish	Drywall throughout; ceiling tile or open structure; carpet, vinyl, LVP and exposed concrete
Loading	Metal overhead drive-in doors with rear asphalt staging; grade level throughout
HVAC	Gas-fired forced-air package units
Electrical	400-amp main entry panel
Restrooms	Two, in the southwest office area
Sprinkler	Building is not sprinklered
Year Built	1972; addition 1978; major interior and partial exterior renovation in recent years
Condition	Above-average; effective age 20 years, 30 years remaining economic life

SITE & UTILITIES

Land Area	73,357 SF / 1.68 acres — roughly 49,000 SF open
Parking & Staging	Extensive asphalt on the west and north; gravel staging on the east
Zoning	I-2, General Industry (City of Willmar)
Legal / PID	Lot 2, Block 1, Industrial Addition · 95-383-0020
Frontage / Access	Fronts 19th Street NW; access off Gorton Avenue NW — 10-ton city streets, curb, gutter, lighting
Visibility	Visible from U.S. Highway 12 across the BNSF right-of-way
Utilities	Willmar Municipal Utilities electric & water; city sewer; natural gas; commercial telephone / broadband
Topography	Level at street grade
Flood Zone	Not in a designated flood hazard area (panel 270703B)
2026 Real Estate Taxes	\$16,456 plus \$3,960 special assessments = \$20,416 (\$0.85/SF)

FLOOR PLAN — 24,000 SF





SOUTHWEST CORNER — BUILDING SIGNAGE FACING U.S. HIGHWAY 12



NORTH ELEVATION AND EMPLOYEE PARKING



WEST ELEVATION FROM 19TH STREET NW



CUSTOMER ENTRY & CANOPY



MONUMENT SIGN AT THE STREET



REAR STAGING & OVERHEAD DOORS

Showroom & Office — 18,000 SF

106 19TH STREET NW · WILLMAR, MN

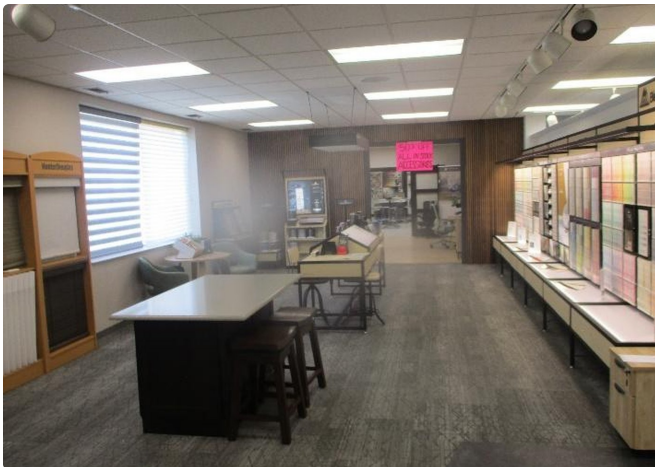
A finished, customer-ready front end: vestibule and reception, private offices, a design and consultation area, and large open display floor with south-facing windows. Recessed and track lighting, suspended ceilings, and current-generation flooring throughout.



RECEPTION & VESTIBULE



CONSULTATION COUNTER & DISPLAY FLOOR



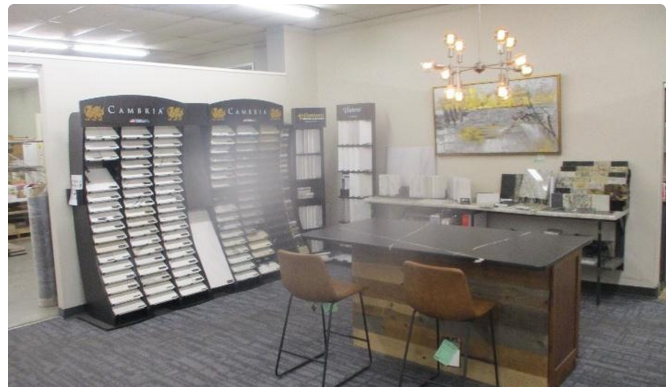
OPEN DISPLAY SPACE — SOUTH WINDOWS



FINISHED VIGNETTE & DISPLAY WALLS



PRIVATE OFFICE



SECONDARY SALES / SERVICE COUNTER

Warehouse & Mezzanine — 6,000 SF

106 19TH STREET NW · WILLMAR, MN

Behind the showroom: heated stock space and a 40' × 100' unheated warehouse, both grade-level with overhead drive-in door access and asphalt staging at the rear. Ceilings run to 24 feet at the center wall, with extensive mezzanine storage above.



OPEN WAREHOUSE BAY — CLEAR SPAN, CONCRETE FLOOR



HEATED STOCK AREA WITH PALLET RACKING



REAR WAREHOUSE & STAGING



SHELVING & SMALL-PARTS STORAGE



INTERIOR OFFICE / WORK AREA

Three Ways to Do This Deal

106 19TH STREET NW · WILLMAR, MN

OPTION ONE

Lease It

\$16,000 / month

\$192,000/yr · \$8.00/SF/YR · Triple Net

- Minimum three-year term; longer terms priced accordingly
- Tenant pays taxes, insurance and maintenance
- Divisible at 8,000 SF and 16,000 SF for a smaller requirement
- Owner will consider layout alterations and build-out allowance for a qualified tenant
- Rate and term negotiable — make an offer

OPTION TWO

Buy It & Occupy It

\$1,500,000

\$62.50/SF · land and building

- Fee simple, free of the lease
- Roughly \$8,554/month principal and interest at 25% down, 20 years, 6.75%
- Control your own occupancy cost and build equity instead of paying rent
- Seller financing or contract for deed considered for a qualified buyer
- Current 2026 commercial appraisal available to qualified buyers

OPTION THREE

Buy It Leased

12.8% gross

\$192,000 NNN rent on \$1,500,000

- Triple net — tenant carries taxes, insurance and maintenance
- Landlord obligations limited to structure, management and reserves
- Passive Central Minnesota industrial-retail income
- Occupancy and lease status confirmed on request

LEASE VS. OWN — MONTHLY COMPARISON

	LEASE	PURCHASE
Base rent	\$16,000	—
Principal & interest	—	\$8,554
Real estate taxes & assessments	\$1,701	\$1,701
Insurance & maintenance	tenant	owner
Monthly outlay	\$17,701	\$10,255

Purchase column assumes \$1,500,000 price, 25% down (\$375,000), a 20-year amortization at 6.75%, and 2026 taxes and special assessments of \$20,416. Illustrative only — not a financing commitment or an offer of credit. Rates, terms and approval are the buyer's lender's to determine.

KNOWN OPERATING DETAIL

ITEM	AMOUNT
2026 real estate taxes	\$16,456
2026 special assessments	\$3,960
Total taxes payable 2026	\$20,416

Electric, water and sewer are billed by Willmar Municipal Utilities; a recent shoulder-season statement ran approximately \$1,330 for the month. Refuse is contracted separately and scales with the occupant's use. Utility and refuse history is available to a serious prospect on request.

Willmar at a glance

County seat of Kandiyohi County and the regional trade, medical, education and distribution center for west-central Minnesota, at the junction of U.S. Highways 12 and 71 with BNSF main-line rail service. Ridgewater College, the regional medical campus, and the Willmar Industrial Park are all within a few minutes of the property.

Next Steps

106 19TH STREET NW · WILLMAR, MN

I am the owner, not a broker, and I am easy to reach. If the building looks like it might work, the fastest path is a walk-through — call or text my cell and we will find a time that suits your schedule, including evenings and weekends.

Come prepared to talk about what you would need changed. Demising the building, moving walls, adding overhead doors, reworking the office area, or a build-out allowance against a longer lease term are all on the table for the right tenant. Same on the purchase side: price, closing timing, seller financing and contract for deed are all negotiable.

AVAILABLE ON REQUEST

- Full interior and exterior photo set and measured floor plan
- July 2026 commercial appraisal — qualified buyers, subject to the appraiser's consent
- Real estate tax statements, utility and refuse billing history
- Current occupancy and lease status
- Draft lease or purchase agreement



106 19TH STREET NW, WILLMAR, MINNESOTA

CONTACT

Jacob Birkholz

Purple Ninja Holdings, LLC
121 St. Andrews Court
Mankato, Minnesota 56001

(507) 381-8585

jacob@birkholzlaw.com

OFFERING SUMMARY

ITEM	TERMS	ITEM	TERMS
Sale price	\$1,500,000 (\$62.50/SF)	Building	24,000 SF + mezzanine
Lease rate	\$16,000/mo NNN (\$8.00/SF/YR)	Site	1.68 acres · Zoned I-2
Minimum term	3 years, negotiable	Clear height	24' center / 20' south
Divisible	Yes — 8,000 SF / 16,000 SF	2026 taxes	\$20,416 incl. assessments
Availability	Call for current occupancy date	Financing	Seller financing / CD considered

Disclaimer. This package is prepared by Purple Ninja Holdings, LLC as owner of the property for marketing purposes only. It is not an offer to sell or lease, and no lease or purchase agreement exists until reduced to writing and signed by both parties. Square footages, dimensions, ages, zoning classifications, tax and utility figures, and physical descriptions are drawn from public records, third-party reports and owner records believed to be accurate but are not warranted; prospective tenants and buyers should independently verify all information material to their decision, including measurement, zoning and permitted use, building condition and systems, and environmental matters. Financial illustrations are hypothetical, use assumed rates and terms, and are not a commitment to lend, an offer of credit, or tax, legal or investment advice. Purple Ninja Holdings, LLC reserves the right to withdraw, modify or reprice this offering at any time without notice.