

FOR SALE

RAIL SERVED

1604 WEYRENS RD, FERGUS FALLS, MN 56537

>> PROPERTY HIGHLIGHTS

BUILDING SIZE	6,660 SF
OFFICE AREA	660 SF
SHOP AREA	5,340 SF
MEZZANINE AREA	660 SF
LAND SIZE	42.6 AC
CLEAR HEIGHT	16'
LOADING	4 Drive-In Doors (16' x 14') 2 Dock Doors (8' x 9')
YEAR BUILT	2021
RAIL ACCESS	Genesee & Wyoming (G&W)
ZONING CODE	I-2 - General Industrial
PID:	71003500176002
2023 PROPERTY TAXES	\$15,000 (\$2.25 PSF)

SALE PRICE	Negotiable
CLIMATE CONTROL	In floor and radiant heat (Shop) Forced air (Office)
POWER	480v, three phase
LIGHTING	LED
UTILITIES	Well and sewer pump tank (City water and sewer available at Weyrens Road)
AVAILABLE INCENTIVES	Minnesota Job Creation Fund Minnesota DEED Greater Fergus Falls MN Rail Service Improvement (MSRI) Launch MN Innovation Grant Local low interest loan programs
ONSITE MATERIALS	5,000 +/- yards of recycled asphalt 20,000 +/- yards of recycled concrete 25,000 +/- yards of black dirt
SCALE	80' Weigh Rite Scale









11,948

POPULATION

within 2 miles

\$54,170 **AVG. INCOME** within 2 miles 5,253 **HOUSEHOLDS**

OS MEDIAN AGE

within 2 miles

within 2 miles

43.8

17,339 **POPULATION**

\$62,277 **AVG. INCOME**

7,445 **HOUSEHOLDS** 45.1 **MEDIAN AGE** within 7 miles

within 7 miles

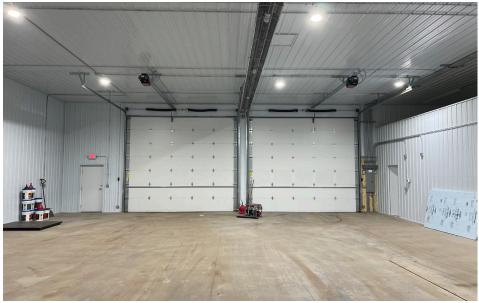
within 7 miles

within 7 miles

>> PROPERTY PHOTOS









>> PROPERTY PHOTOS

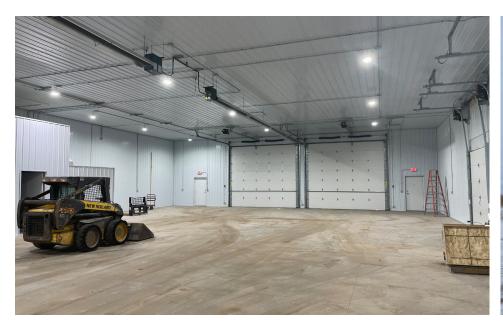




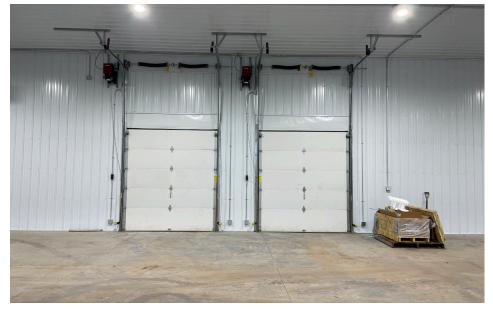




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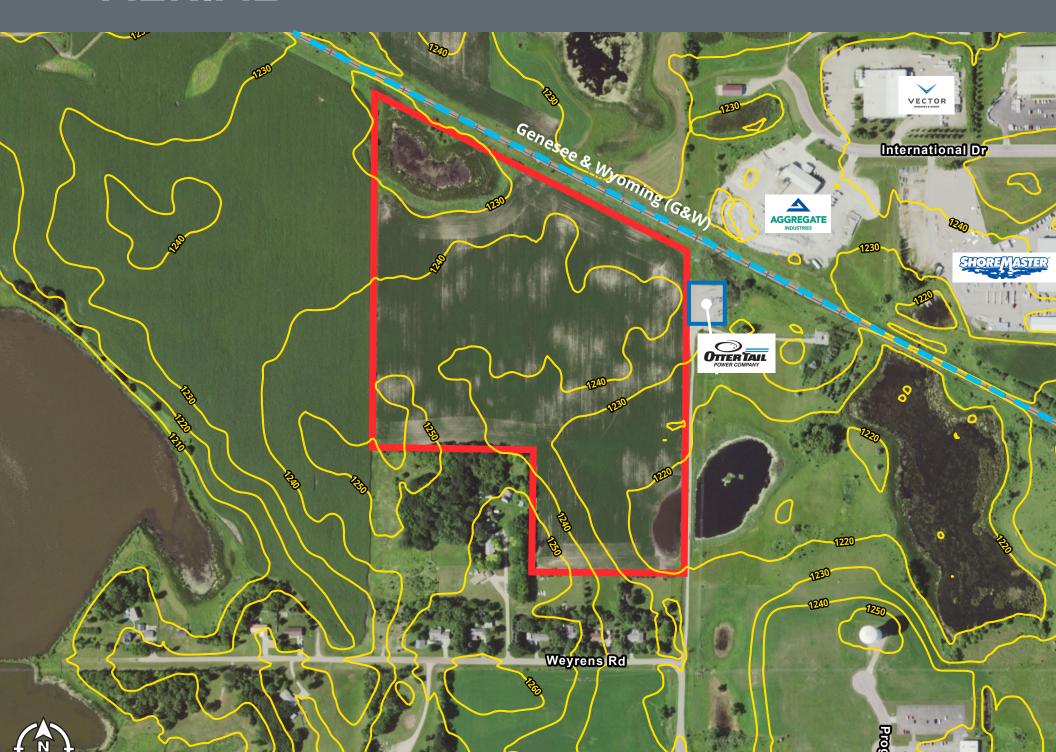








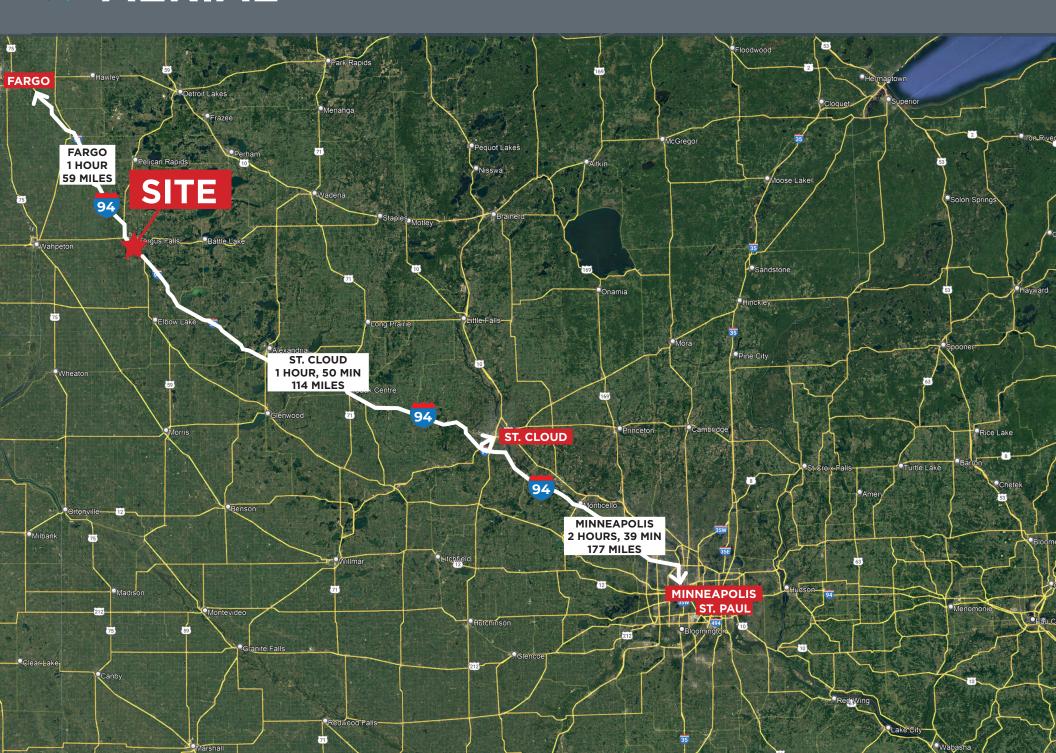
AERIAL



► AERIAL



AERIAL









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DISCLOSURE

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