



TRANSWESTERN

REAL ESTATE
SERVICES



FOR SALE

RAIL SERVED

1604 WEYRENS RD, FERGUS FALLS, MN 56537

TRANSWESTERN INDUSTRIAL BROKERAGE | NATE ERICKSON | ALEX BARON | BEN YOUDS

▶ 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
within 2 miles



43.8
MEDIAN AGE
within 2 miles

17,339
POPULATION
within 7 miles

\$62,277
AVG. INCOME
within 7 miles

7,445
HOUSEHOLDS
within 7 miles

45.1
MEDIAN AGE
within 7 miles

▶ PROPERTY PHOTOS



▶ PROPERTY PHOTOS



▶ PROPERTY PHOTOS



AERIAL



AERIAL



SITE

Genesee & Wyoming (G&W)

N Tower Rd

Fergus Falls Historic State Hospital

94

MINNESOTA
210

FRONTIER MARINE & POWERSPORTS
DITCH WITCH
Northstar Behavioral Health
Afrac
FritoLay
West Central Initiative
Northern Lakes Dental & Implant Center

COUNTRY HOME CENTER
Serkins
Hardee's
BREMER BANK
Super 8
Caribou
Pizza Ranch
Aldi's
SHERWIN WILLIAMS
Americinn
CENEX

SUBWAY
Quick Lane TIRE & AUTO CENTER
BANK OF THE WEST
BNP PARIBAS
MILLS FLEET FARM
TITAN MACHINERY
Power & Precision to Grow
CWA COLLEGE WAY AUTO SALES & SERVICE
Nelson Auto Center
FASTENAL
McDonald's
Wireless World

Shoretex FABRIC PRODUCTS
QCT
Productive Alternatives
LIBERTY
Ottetail Minn-Dakota Coaches

Minnesota State
Community and Technical College

O'Reilly
NAPA
Pharmacy
Pharmacy
FAST LANE
The Home Depot

VECTOR AGGREGATE INDUSTRIES
SHOREMASTER
HUMANE SOCIETY OTTER TAIL COUNTY
Catholic Charities USA.

ups
M-R Sign
mi DEPARTMENT OF NATURAL RESOURCES
GOLDEN RING
DVS Driver Vehicle Services

AERIAL



FOR SALE OR LEASE RAIL SERVED



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DISCLOSURE

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