



# For Lease or Sale

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## Clara City Industrial Center 223 SE 1st Ave, Clara City, MN

### Distribution Center Available for Lease or Sale

Colliers is pleased to offer for lease or sale this 275,000 SF distribution and production facility. Built in a phased approach beginning in 1946 and culminating in 2009, this property offers exceptional grade high clear distribution space as well as plenty of production and general use storage space.

Strategically priced well below replacement cost. This facility offers immediate occupancy to an end-user or tenant.

#### Building Improvements:

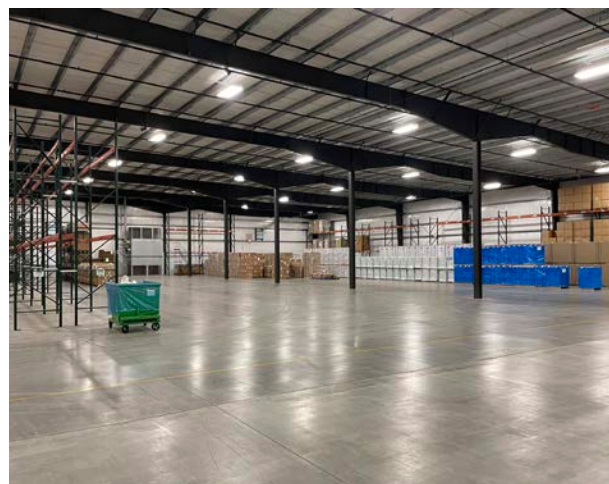
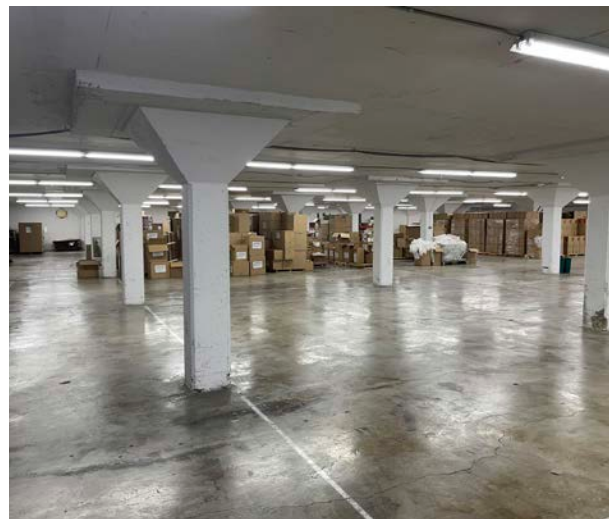
- All New Roof HVAC Systems
- Five newly installed gas furnaces

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## Property Highlights

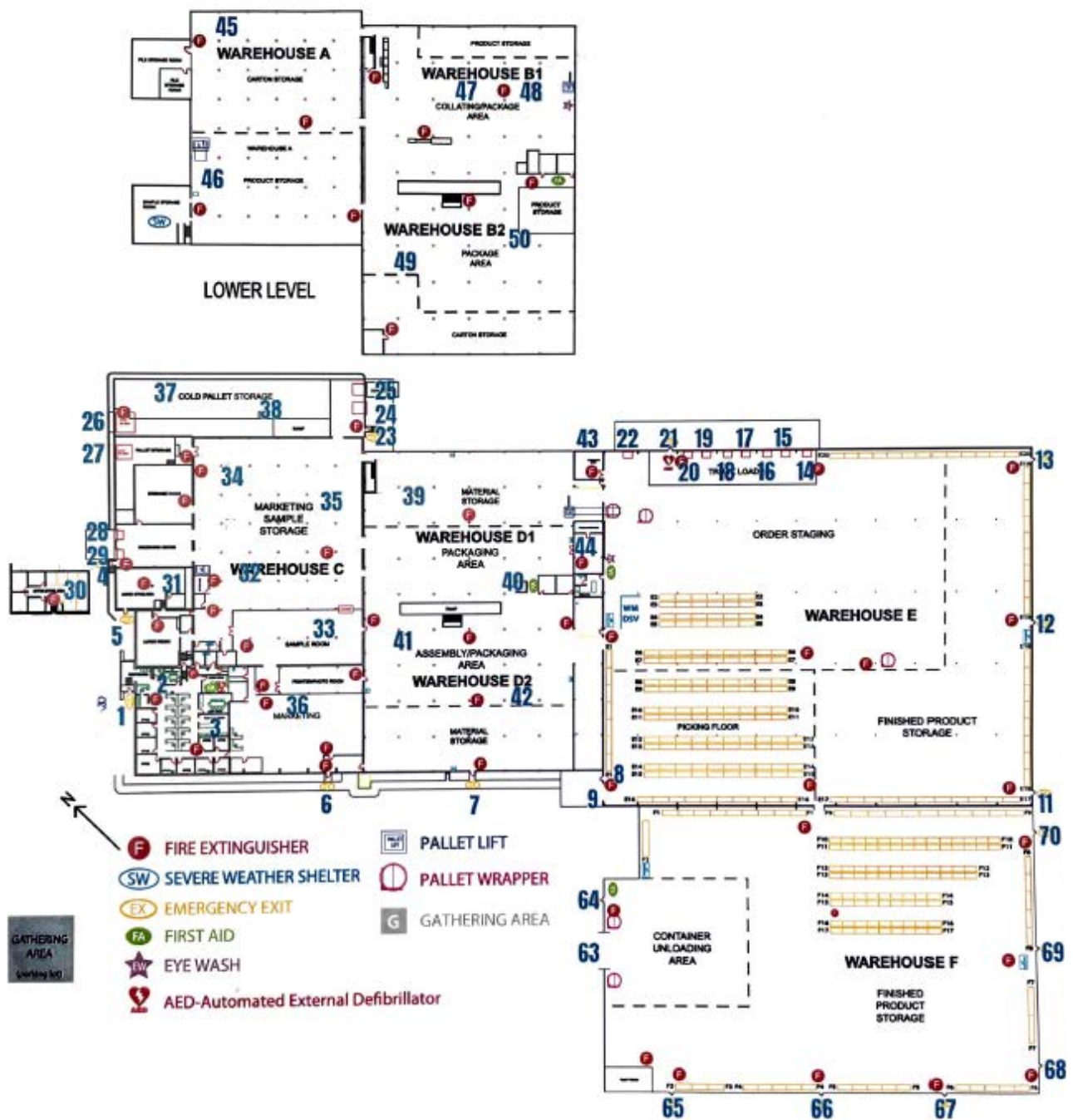
Address:	223 SE 1st Ave, Clara City, MN 56222
Building SF:	275,000 SF (220,000 SF main level)
Site Size:	36.28 acres
Loading:	11 docks 4 drive-ins
Year Built:	Built in Phases: 1946, 1953, 2000, 2009
Clear Height:	Distribution space: 23' – 27.5' Production space: 8' – 13.8'
Power:	Building A-D: 120/208 Volt, 3 Phase 3000 AMP Building E-F: 480 Volt, 3 Phase 800 AMP
PIDs:	30-807-1310, 30-807-1315
Sale Price:	Negotiable
Lease Rates (NNN):	\$4.00 PSF

Click here to view a self-guided 3D  
Matterport Tour of the property





# Floor Plan



# Location Overview

## Chippewa County



Population

12,377 (2024)



Workforce

63% of population  
between ages 19-75



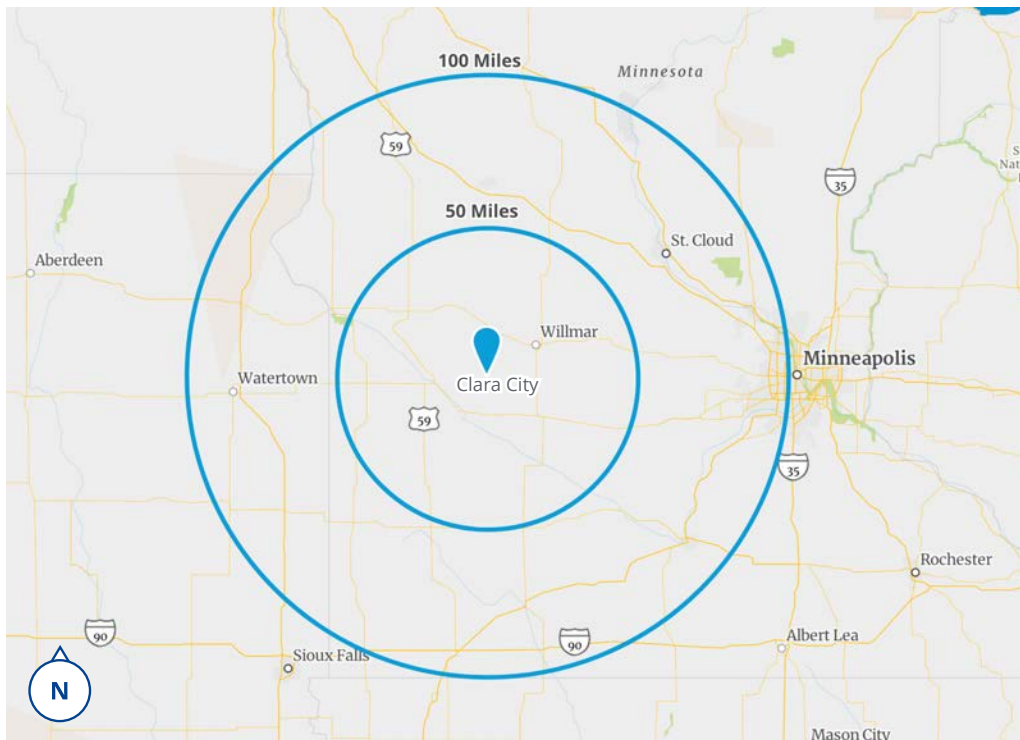
Median  
Household  
Income

\$64,043 (2024)



Businesses

631 (2024)



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