

F O R S A L E

PRIME FOR REDEVELOPMENT

# PROPERTY FOR SALE

**\$5.5M**  
SALE PRICE



## PROPERTY FEATURES

- Located on Hwy 63 S, close to I90 & Hwy 52 exits
- 45,000 sq ft warehouse buildings
- 2 loading docks, 1 ramp door, 1 large OH drive-in door
- Insulated
- High ceiling clearance
- Property sits on 45.61 acres, plenty of yard storage
- Perfect for distribution, manufacturing, & redevelopment

## ABOUT THE PROPERTY

This 45.61-acre parcel is a premier industrial/land investment opportunity. It sits just east of Highway 63 with frontage on County Road 16, offering excellent visibility and access to both Interstate 90 and MN Highway 52. Zoned for highway commercial and agricultural use, the site is primed for development or continued use with large existing buildings featuring multiple loading docks, high ceilings, and drive-in doors.



**16 County Road 16 SE  
Rochester, MN 55904**



**Darci Fenske**

Broker

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