

EASTSIDE DEPOT

6.13 ACRE DISTRIBUTION & INDUSTRIAL STORAGE SITE

1131 Indus Street
Fairmount MN 56031



LISTING AGENTS

Rich Robins • 612-961-7552

Nancy Granowski • 651-247-3503




EASTSIDE DEPOT

1131 INDUS STREET, FAIRMONT, MN 56031



FOR SALE: DISTRIBUTION & INDUSTRIAL STORAGE SITE

 **Lot Size:** 6.13 Acres

 **Buildings:** Five Newly Constructed Industrial Warehouses (Built in the last 3 years)

 **Access:** Direct Canadian Pacific Rail Access + Minutes from I-90

 **Security:** Fully Fenced, Gated, Camera Surveillance & Alarm Systems

 **Utilities & Infrastructure:** Water, Sewer, & Storm Sewer are in the street

 **Property Taxes:** \$12,136 (2024)

Rich Robins

612-961-7552

RRobins@CBBurnet.com



Nancy Granowski

651-247-3503

Nancy@CBRealty.com

Property Overview

Eastside Depot is a turnkey industrial storage and distribution hub in Fairmont's thriving industrial park. Spanning **6.13 acres**, this prime facility features **five modern, fully insulated, and heated warehouses**, designed for maximum operational efficiency.

Strategically positioned directly on the Canadian Pacific Railway and less than five minutes from Interstate I-90, Eastside Depot offers unmatched logistical convenience for freight, warehousing, and distribution operations. Plus, the property has ample room for expansion, making it ideal for future development.

Ideal For:

- ✓ Logistics & freight operations
- ✓ Cold storage & warehousing companies
- ✓ Industrial suppliers, contractors, or equipment storage
- ✓ Regional or national distributors
- ✓ Investors seeking high rental demand & development opportunities



Rich Robins

612-961-7552

RRobins@CBBurnet.com



Nancy Granowski

651-247-3503

Nancy@CBRealty.com

Key Features

- **5 recently built, high-quality industrial warehouses**
 - Building A: 5,760 SF
 - Building B: 1,728 SF
 - Building C: 1,728 SF
 - Building D: 1,728 SF
 - Building E: 3,024 SF
- **Heavy-duty gravel base** for semi-trailer maneuvering & equipment storage
- **Secure perimeter** with fencing, electronic gate access, cameras, & alarm systems
- **Thriving industrial park location**, surrounded by logistics and storage businesses
- **Strong regional demand** for commercial, business, and public storage/distribution
- **Expansion potential** – Additional warehouse construction possible
- **Zoning:** I-2 Heavy Industrial



Rich Robins

612-961-7552

RRobins@CBBurnet.com



Nancy Granowski

651-247-3503

Nancy@CBRealty.com

Gallery



Rich Robins

612-961-7552

RRobins@CBBurnet.com



Nancy Granowski

651-247-3503

Nancy@CBRealty.com