



For Sale

2343 135th Lane NW, Andover, MN

AVAILABLE SPACE

- Stand alone industrial property for sale
- Block Construction, built in 1995
- Approximately 7,000 square feet on approximately 1.16 acres
- Zoned for manufacturing, service and warehouse
- New updates for HVAC, parking lot, security systems and all new LED lighting
- Andover industrial park with quick access to Bunker Lake Boulevard



PROPERTY DETAILS

Sale Price: \$945,000

\$135 / SF

Property Taxes (2026)

\$20,006.24

FOR MORE INFORMATION, CONTACT

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Salient Facts

Total Building Size: Approximately 7,000 SF

Office Space:

- Approximately 2,160 square feet
- Four (4) private offices on glass
- Large reception with built-ins
- Glass walled conference room
- Restrooms serving office area and warehouse
- Kitchenette

Warehouse Space:

- 1 – 12' drive-in door
 - 2 – 10' drive-in doors
 - 1 – dock
 - Floor drains
 - Fire Sprinkled
 - 15' clear height (bottom of bar joists)
 - Radiant heat (natural gas)
 - 400 Amps – 3 phase
-
- Flat rubber membrane roof. No leaks reported
 - Approximately 1.16 acres of land
 - Serviced by city water & sewer
 - Built in 1995, updated in 2023 with all new LED lighting, office rooftop & security systems
 - Warehouse racking available; negotiable



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

CONTACT: Marty Fisher

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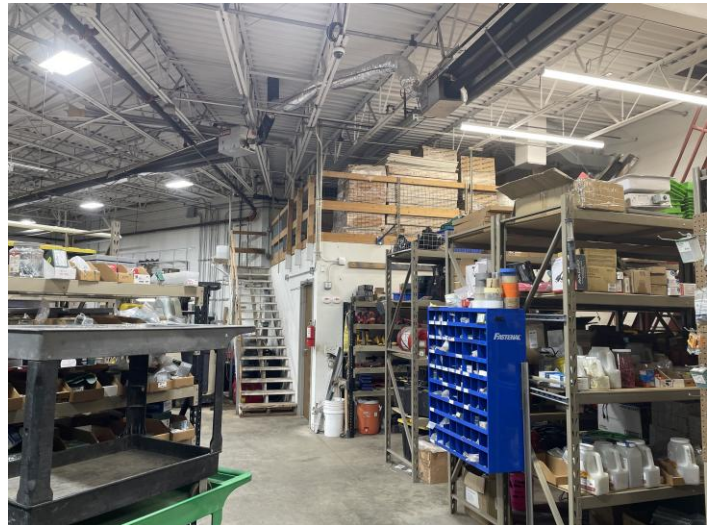
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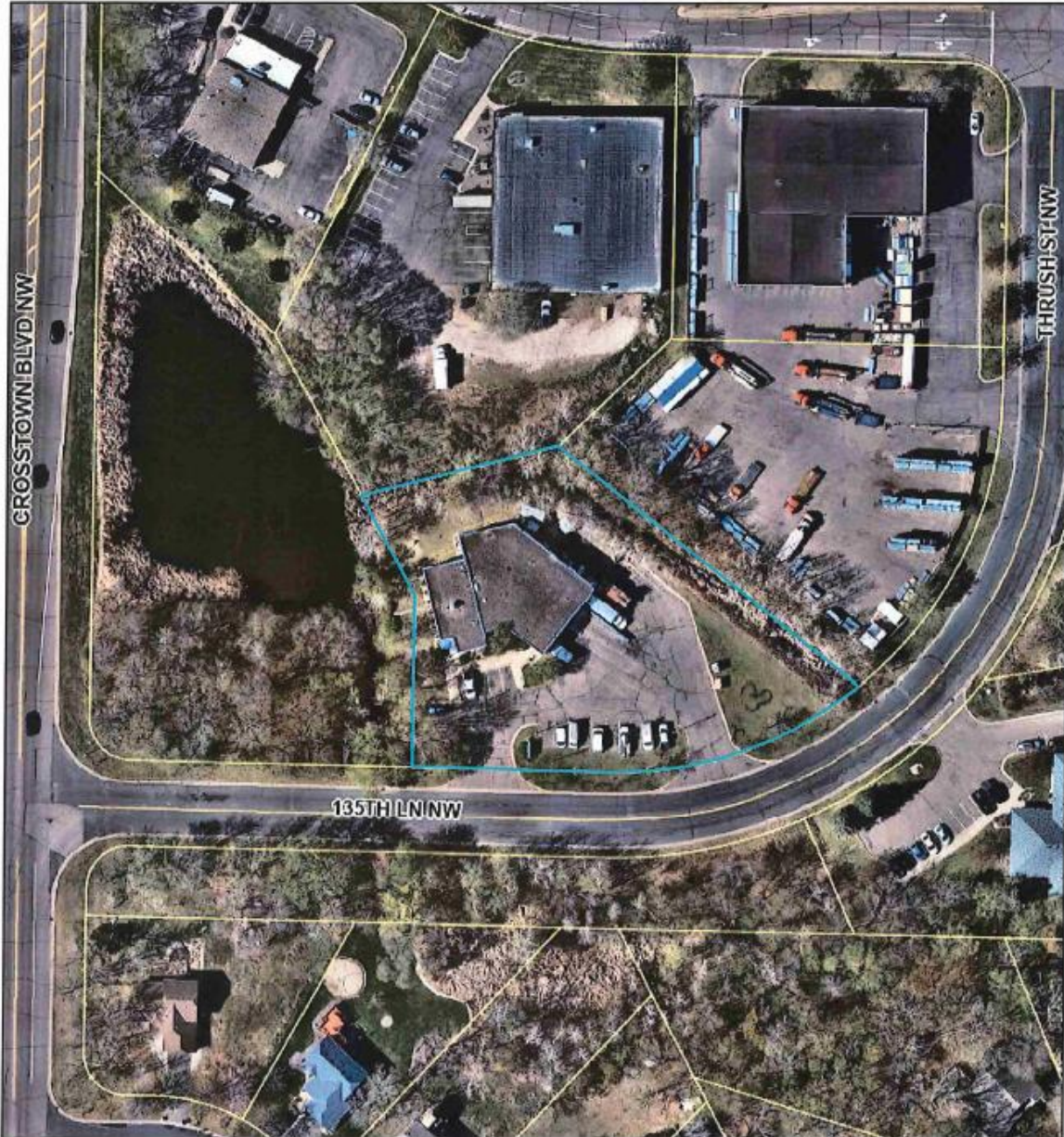
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ArcGIS Web Map



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• Multi-units

