

FOR SALE

16609 HWY 371
Brainerd, MN



Property Summary:

Property type: Industrial

Size: 6,800 sf total (building 1 and 2)

Access: 6 grade level doors total

Land: 2.62 ac

Property Description:

We are proud to represent this 5+ bay industrial space with lots of outdoor space and fully fenced space in the back. Take your business to the next level!

Sale Price: \$725,000

Lease Price: \$7 NNN

Layout:

Building 1 includes a reception retail area, office, restroom, heated shop space, 14' clear height and additional storage area.

Building 2 was constructed more recently and features four 14' x 10' drive in doors, heated, 16' clear height.

Property is located right off Hwy 371, and has a secure fenced in space. County jurisdiction.

ADDRESS:

16609 HWY 371
Brainerd, MN

**Tanner
Nordlund**

tanner@parcel.properties
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Parcel
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The floor plan shows a building with the following layout and dimensions:

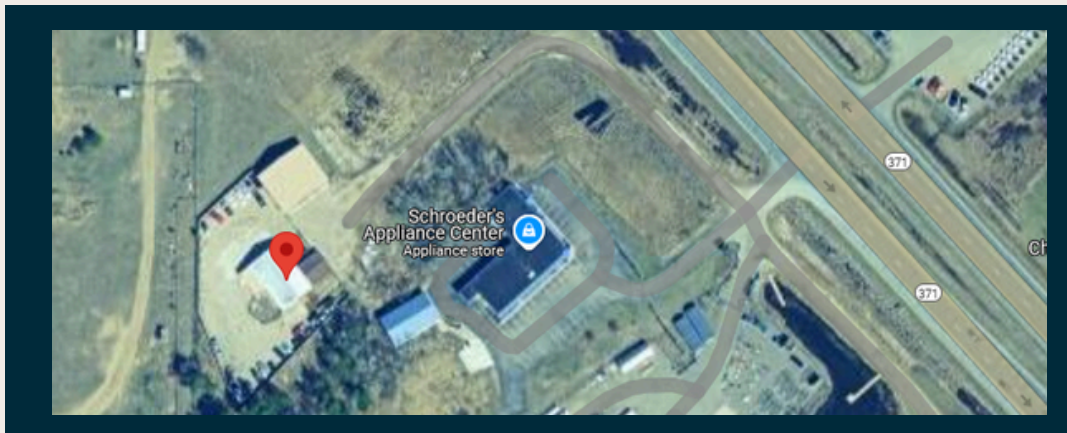
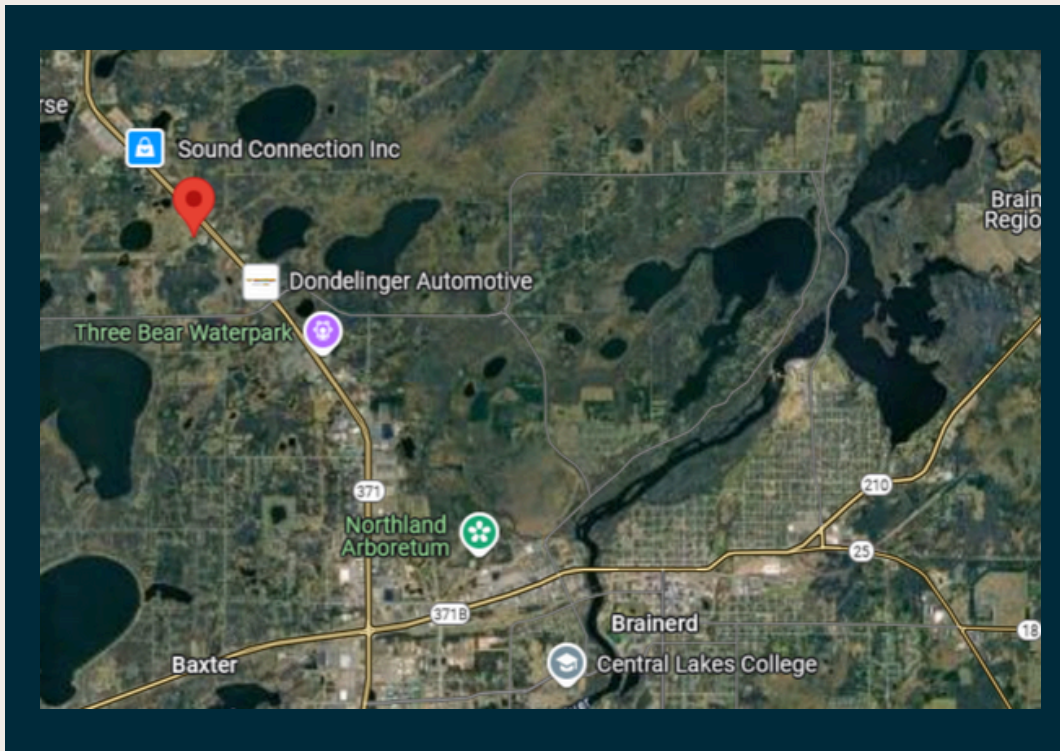
- Top Section:** A horizontal section with a total width of 33'. It contains a **Shop** room that is 14' wide and 30' high.
- Right Wall:** A vertical wall on the right side, 56' high. It features two windows: a top window labeled (9'wx10'h) and a larger bottom window labeled (16'wx10'h).
- Main Shop Area:** A large central room labeled **Shop** with a width of 35'.
- Bottom Section:** A horizontal section with a total width of 26'. It contains a **Retail Area** that is 30' wide and 30' high.
- Left Wall:** A vertical wall on the left side, 42' high. It features a window labeled (11'wx10'h).
- Internal Rooms and Features:**
 - Break Room:** Located between the top shop and the main shop area.
 - Utility:** A small room adjacent to the break room.
 - Office:** A room located below the break room.
 - Stairs:** A set of stairs labeled **Strg** (Storage) and **RR** (Restroom) is located in the center of the plan.
 - Loft Storage:** A room located below the main shop area.



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Interior photos

Building 1



Building 1



Building 1



Building 1



Building 2



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Exterior photos



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