



HAMILTON
REAL ESTATE GROUP



INDUSTRIAL SPACE

FOR SALE OR LEASE

1200 21ST Ave NE, Austin MN

Property Description:

- 13,000 SF of versatile warehouse space featuring a mix of climate-controlled and standard storage area
- 18-foot clear ceiling height, ideal for a variety of industrial and specialized uses
- Two loading docks to streamline shipping and receiving operations
- Four well-appointed offices supporting efficient operations and customer service
- Well-suited for a cannabis grow operation, with flexible layout and infrastructure potential
- Situated in Austin's primary industrial corridor
- Just one minute from I-90, offering excellent regional access

PRICE: \$825,000

FOR MORE INFORMATION:

[VISIT OUR WEBSITE](#)

CONTACT

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Ryan Nolander | Principal

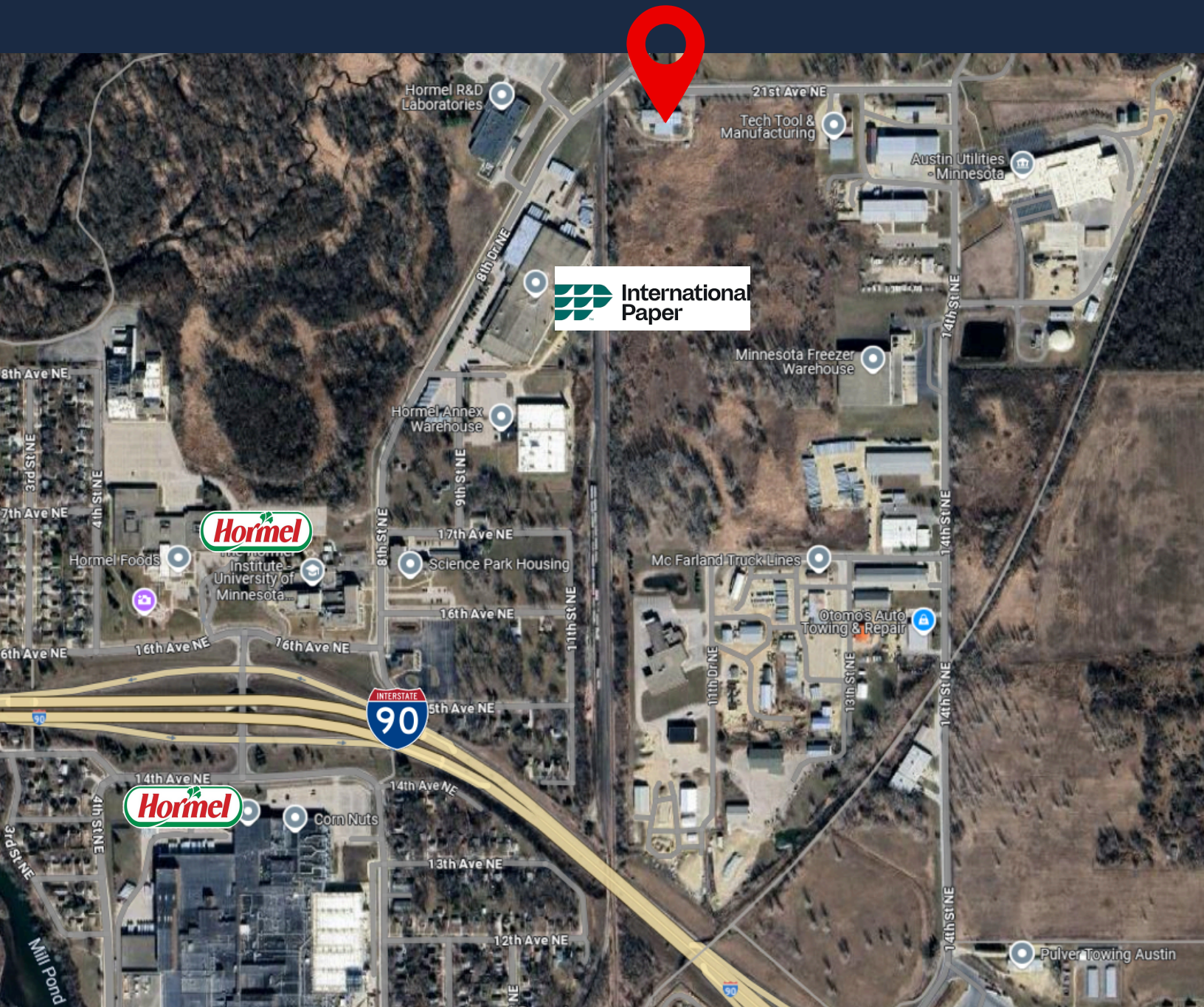
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