



FOR SALE

**1500 N HWY 59**

Marshall, MN

**14,348 SF AVAILABLE**

**TODD HANSON**

Managing Director

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Director

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## PROPERTY HIGHLIGHTS

- Unique small building for sale
- Potential outside storage
- Excellent loading
- Freezer space available

## PROPERTY DETAILS

Building Size:	
Office:	4,700
Warehouse:	6,898
Freezer:	2,750
Total:	<b>14,348 SF</b>
Site Area:	5.27 Acres
Clear Height:	22'
Loading:	1 Dock Door 5 Drive-Ins
Year Built:	2003
Zoning:	I-2
2025 Taxes:	\$51,228
Asking Price:	\$1,500,000








# SITE PLAN / FLOOR PLAN







## DEMOGRAPHICS

	2024	1 Mile	2 Miles	3 Miles
	<b>Population:</b>	1,540	14,414	15,196
	<b>Average Household Income:</b>	\$58,363	\$76,588	\$78,112
	<b>Number of Household:</b>	621	5,748	6,033



**Contanct Information**

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