



COMMERCIAL®



106 Dunn Avenue, Hinckley

FOR SALE OR LEASE – 18,766 SF Industrial Facility in Hinckley, MN. Offered at \$849,000 or \$6.50/SF/YR MG. This versatile steel-clad building on 1.54 acres includes 1,841 SF of updated office space (private offices, conference room, lunch room) and 16,925 SF of warehouse/shop with 14'–17' clear heights. Major 2021–2022 upgrades include a \$150,000 rubber roof, LED lighting, vinyl windows, updated finishes, and efficient heating (infrared/ceiling-hung in warehouse; forced-air with A/C in office). Features one drive-in door, one loading dock, municipal utilities, flat topography, and excellent truck circulation. Gravel parking for 10–15 vehicles plus additional outdoor storage areas. Zoned I-Industrial and P/SP for flexible uses. Real estate only; FF&E available separately. Can also be acquired as a turn-key powder-coating operation. A well-maintained, adaptable facility offering strong functionality and visibility in the growing Hinckley market.

\$849,000



CALL TODAY!

763-245-6431

CARRIE GIBBS BROKER/OWNER
Carrie@century21moline.com
www.century21moline.com

CENTURY 21®
Moline Realty, Inc

CENTURY 21 Moline Realty, Inc
202 Main Street South, Cambridge, MN 55008

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