



TRANSWESTERN

REAL ESTATE
SERVICES



FOR SALE

RAIL SERVED

1604 WEYRENS RD, FERGUS FALLS, MN 56537

TRANSWESTERN INDUSTRIAL BROKERAGE

| NATE ERICKSON

| ALEX BARON

| BEN YOUDS

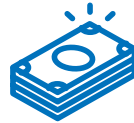
▶ PROPERTY HIGHLIGHTS

BUILDING SIZE	6,660 SF
OFFICE AREA	660 SF
SHOP AREA	5,340 SF
MEZZANINE AREA	660 SF
LAND SIZE	42.6 AC
CLEAR HEIGHT	16'
LOADING	4 Drive-In Doors (16' x 14') 2 Dock Doors (8' x 9')
YEAR BUILT	2021
RAIL ACCESS	Genesee & Wyoming (G&W)
ZONING CODE	I-2 - General Industrial
PID:	71003500176002
2023 PROPERTY TAXES	\$15,000 (\$2.25 PSF)

SALE PRICE	Negotiable
CLIMATE CONTROL	In floor and radiant heat (Shop) Forced air (Office)
POWER	480v, three phase
LIGHTING	LED
UTILITIES	Well and sewer pump tank (City water and sewer available at Weyrens Road)
AVAILABLE INCENTIVES	Minnesota Job Creation Fund Minnesota DEED Greater Fergus Falls MN Rail Service Improvement (MSRI) Launch MN Innovation Grant Local low interest loan programs
ONSITE MATERIALS	5,000 +/- yards of recycled asphalt 20,000 +/- yards of recycled concrete 25,000 +/- yards of black dirt
SCALE	80' Weigh Rite Scale



11,948
POPULATION
within 2 miles



\$54,170
AVG. INCOME
within 2 miles



5,253
HOUSEHOLDS
within 2 miles



43.8
MEDIAN AGE
within 2 miles

17,339
POPULATION
within 7 miles

\$62,277
AVG. INCOME
within 7 miles

7,445
HOUSEHOLDS
within 7 miles

45.1
MEDIAN AGE
within 7 miles

▶ PROPERTY PHOTOS



▶ PROPERTY PHOTOS



▶ PROPERTY PHOTOS



AERIAL



AERIAL



SITE

Genesee & Wyoming (G&W)

N Tower Rd

VECTOR INDUSTRIES & ROSES
AGGREGATE INDUSTRIES

SHOREMASTER

HUMANE SOCIETY OTTER TAIL COUNTY

Catholic Charities USA

ups
M-R Sign

mi DEPARTMENT OF NATURAL RESOURCES
GOLDEN RING

DVS Driver Vehicle Services

Fergus Falls Historic State Hospital

COUNTRY
SERKINS
Hardees

BREMER BANK
Super 8
Caribou

Pizza Ranch
Aldi's
J&J

SHERWIN WILLIAMS
Americinn
CENEX

SUBWAY
Quick Lane TIRE & AUTO CENTER

BANK OF THE WEST
BNP PARIBAS
MILLS FLEET FARM

TITAN MACHINERY
Power & Precision to Grow
CWA COLLEGE WAY AUTO SALES & SERVICE

NELSON Auto Center
FASTENAL

McDonald's
Wireless World

Shoretex FIBRIC PRODUCTS
qct

Productive Alternatives

LIBERTY

Ottertail Minn-Dakota Coaches

FRONTIER MARINE & POWERSPORTS
DITCH WITCH
Northstar Behavioral Health

Affrac
FritoLay
West Central Initiative

USPS
Northern Lakes Dental & Implant Center

Walmart SUPERCENTER

MINNESOTA 210

Minnesota State Community and Technical College

THE FOOD DEPOT

O'Reilly
NAPA

Pharmacy
CHM

FAST LANE
The American

AERIAL



FOR SALE OR LEASE RAIL SERVED



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DISCLOSURE

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