



For Sale

Andy Lubinski, SIOR

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

Trevor Brandvold

Associate
+1 612 816 4875
trevor.brandvold@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

1 E Industrial Blvd, Maynard, MN 56260

Colliers is pleased to present this versatile manufacturing facility located in Maynard, MN. The building features functional clear heights, multiple grade-level access points, and flexible floor space. With convenient access to regional highways and strong utility infrastructure, the property is ideal for owner-users or investors seeking a cost-effective industrial asset in western Minnesota.

- Flexible 50,000+ SF that can be suited to a wide range of uses
- High quality office space with a kitchen and conference room
- Located on a rail line
- Property includes 7.3 acres

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

For Sale

Property Highlights

Address: 1 E Industrial Blvd, Maynard, MN 56260

PID's: 50-829-3106, 50-829-3104,
50-060-0310 & 50-060-0490

Building SF: 56,200 SF

Lot Size: 7.3 acres

Year Built: 1990
Additions Built: 1991, 1995, 1996

Loading: Two Drive ins
Two Dock Doors

Clear Height: Up to 18'

Construction: Steel Frame

Sprinklers: Fully sprinkled

Electrical: 2,000 amp, three-phase main entry panel

Lighting: Florescent & mercury vapor

HVAC: Ceiling mounted gas-fired unit heaters

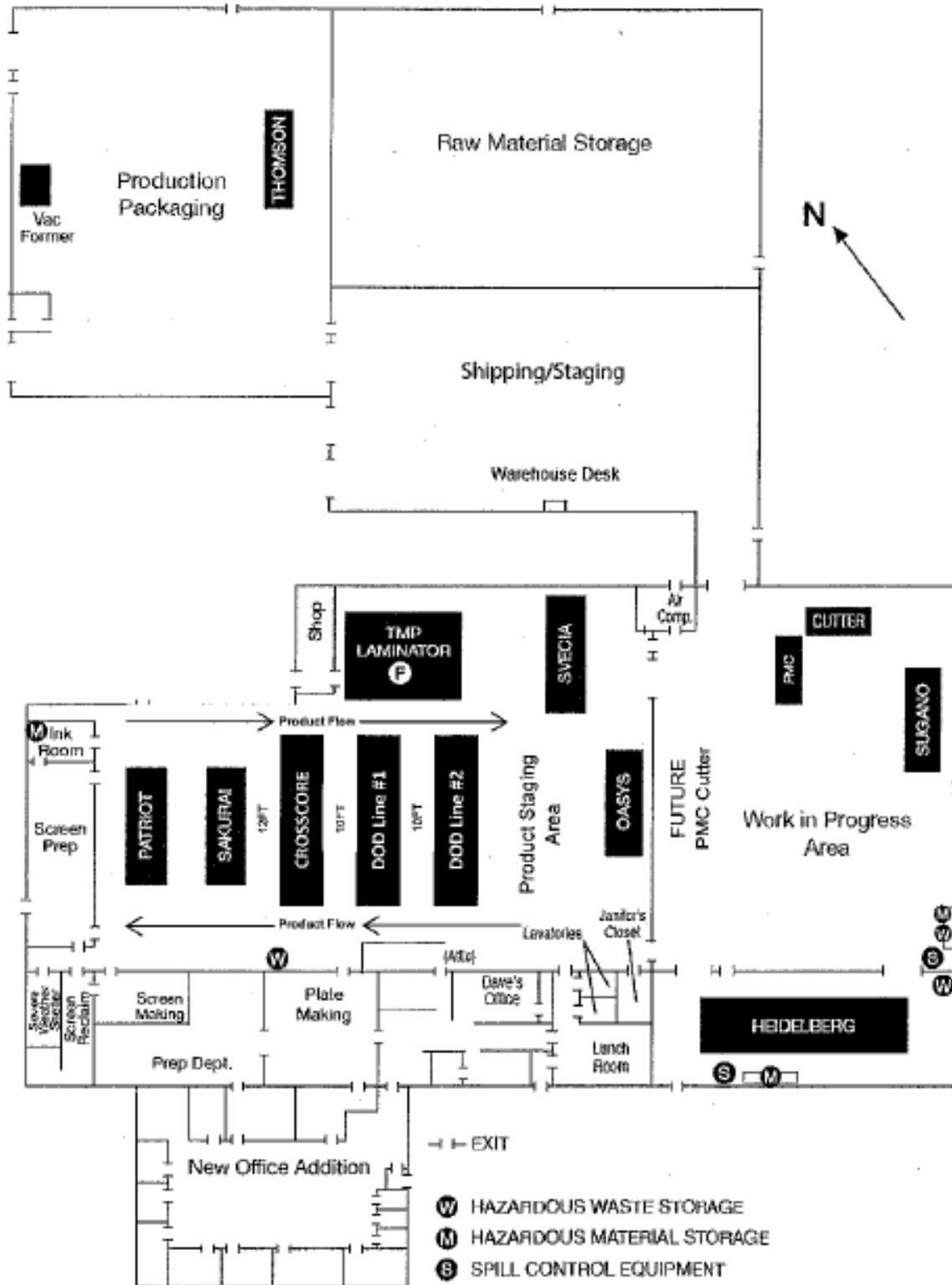
Foundation: Concrete

Rail: Located on a rail line

Sale Price: \$1,200,000 (\$21.35/SF)



Floor Plan



Location Overview

Chippewa County



12,220 (2025)

Population



64% of population
between ages 19-75

Workforce



\$72,022 (2025)

Median
Household
Income



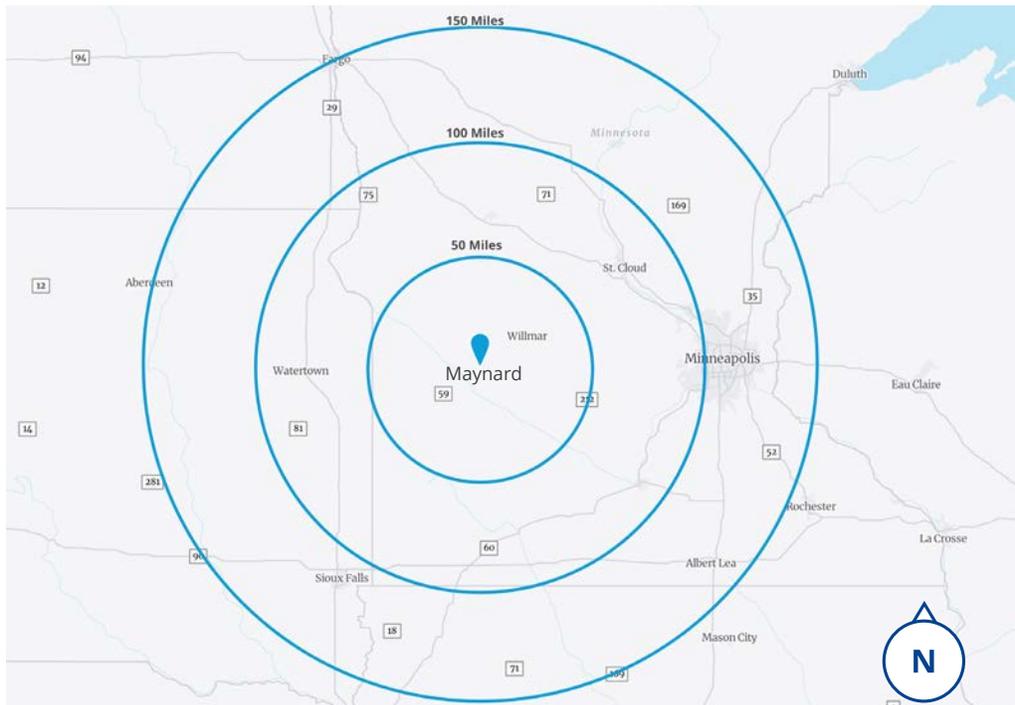
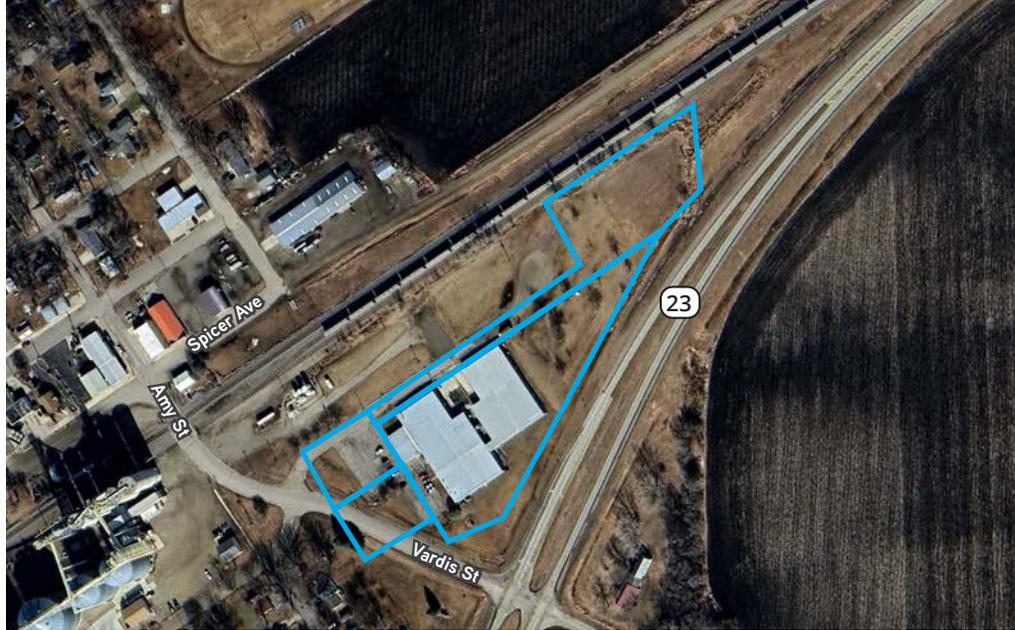
620 (2025)

Businesses

Web Links

[Chippewa County](#)

[Maynard, MN](#)



1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International MN, LLC.