



TWIN REALTY
INVESTMENT CO.



Highway Visibility
Fenced In Outdoor Storage

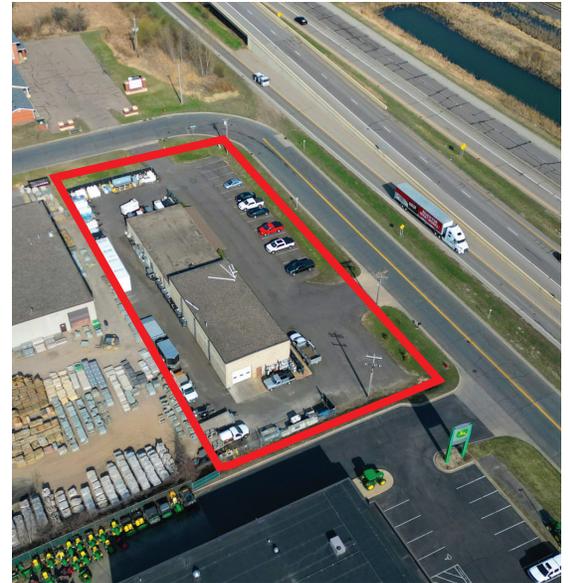
FOR
SALE

6,400 SF INDUSTRIAL BUILDING
7583 HWY 13 WEST
SAVAGE, MN 55378

PROPERTY HIGHLIGHTS

- Size: 6,400 total square feet with 660 SF office and 5,740 SF warehouse (2 single-stall bathrooms)
- Acreage: 0.87 acres total
- Year Built: 1983
- Outdoor Storage: 0.25 acres of fenced-in outdoor storage
- Zoning/Use: C2-General Commercial District (*Cannabis sales allowed*)
- Parking: 24 dedicated parking stalls on the north side of the property
- Loading: Two on-grade drive-in doors (14'h x 12'w and 12'h x 12'w)
- Ceiling Height: 50% of the building is 10 ft clear (west side) and the other 50% is 16 ft clear (east side)
- Power: 3 phase, 208v, 200 amp
- Trench drainage & flam trap
- CapEx: Parking lot was repaved in 2024
- Property Taxes: \$25,500 (2025)

Asking Price: \$985,000



FOR INFORMATION, CONTACT:

MIKE HARTMAN
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612-508-6019



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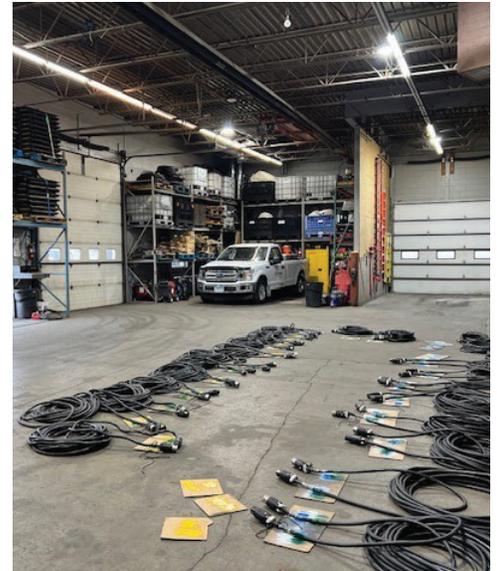
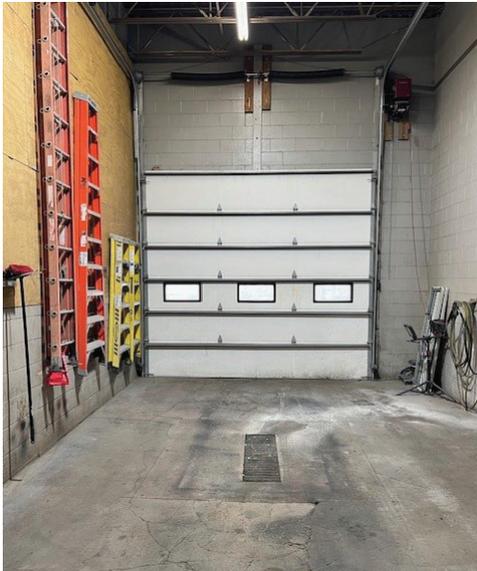
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