

ALEXANDRIA INDUSTRIAL CENTER

1104 34th Ave West | Alexandria, MN 56308



55,373 SF
+/- 7 Acres

FOR LEASE
Available February 1, 2023

*Building is subject to land lease with city



PROPERTY INFORMATION

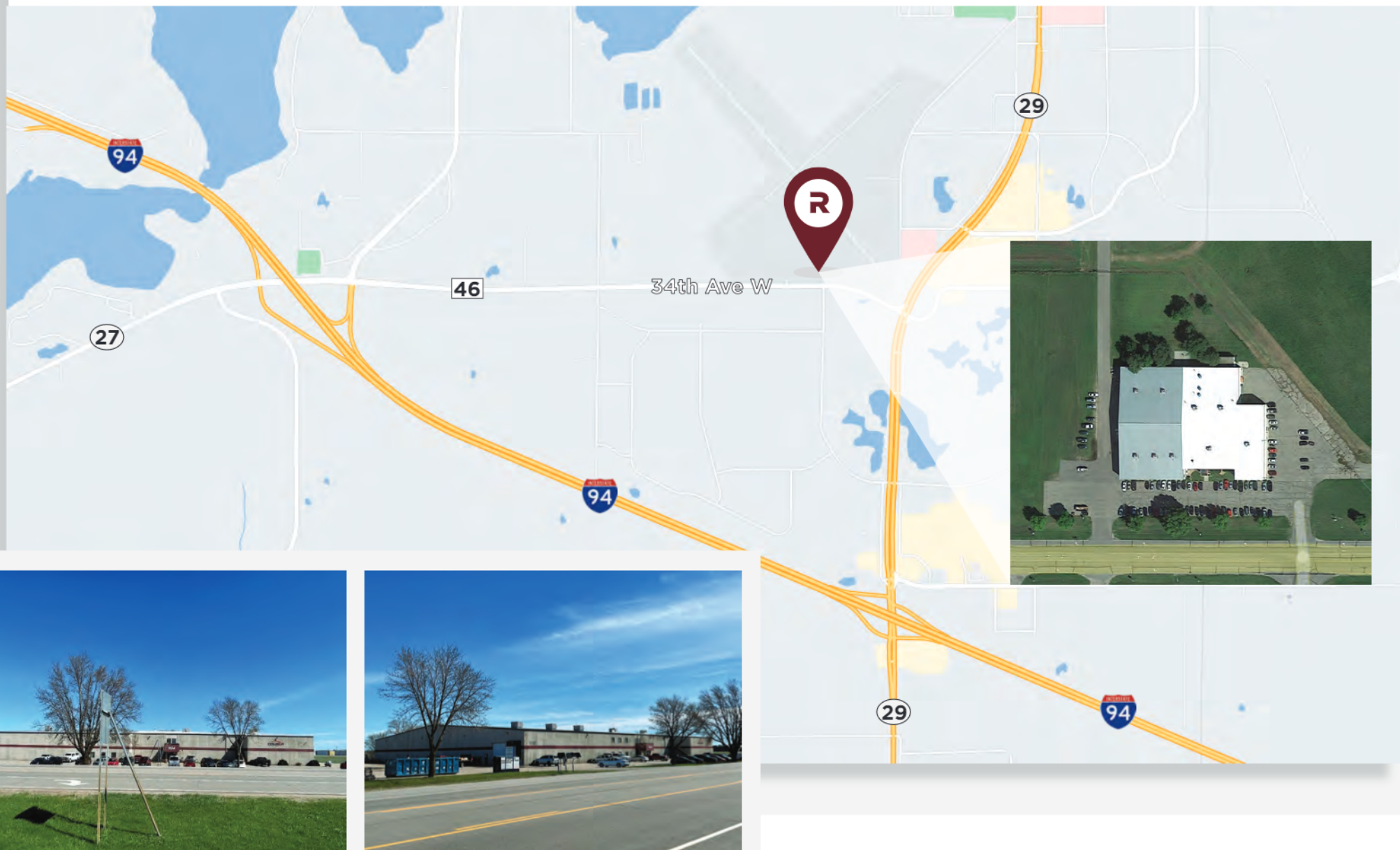
Steel frame construction with brick façade, 100% HVAC throughout, multiple 3 phase/240 services, 18'-22' sidewalls, LED lighting and air/gas lines. Abundant parking +/-75 stalls and loading dock.

FOR LEASE
\$5.50 PSF NET
CAM/Operating
\$2.50 PSF (Est. 2022)

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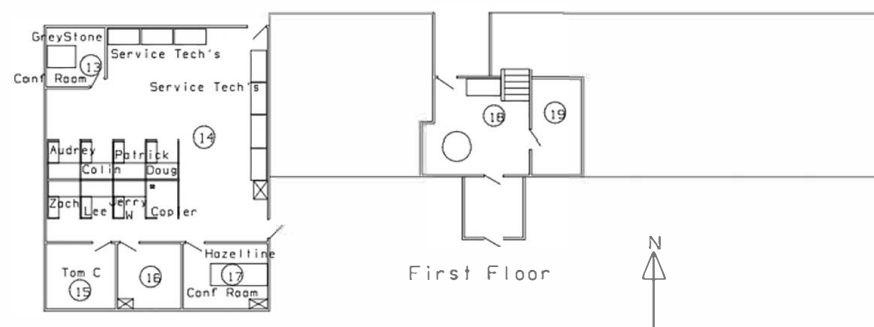
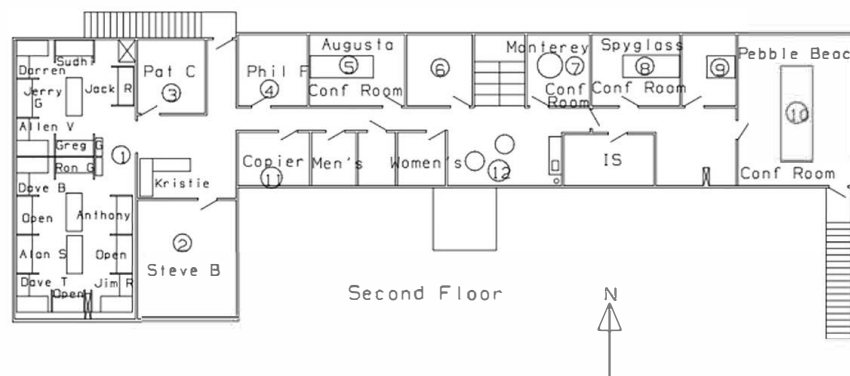
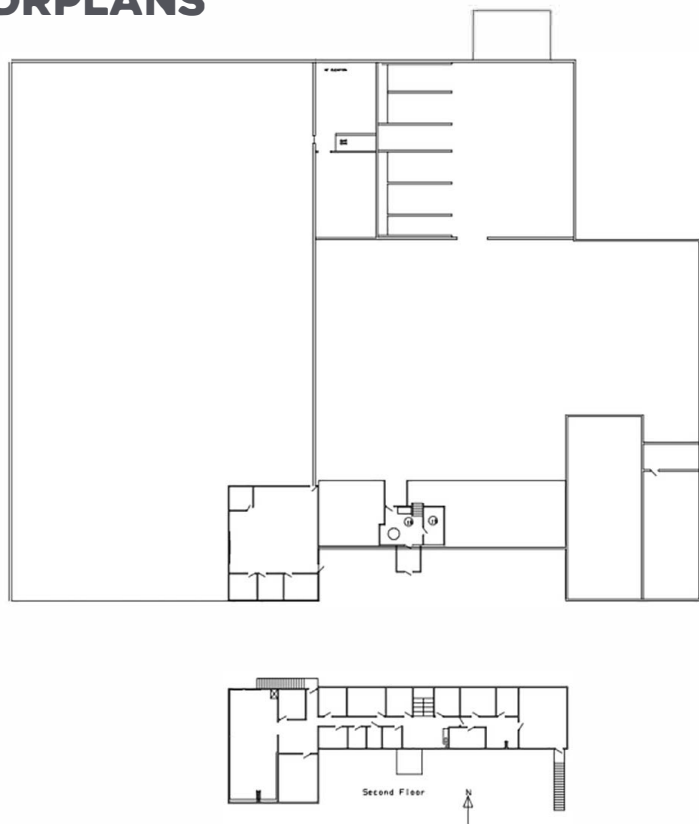
PROPERTY LOCATION

Property is near I-94, along Minnesota State Highways 27 and 29 in Alexandria. Population 2021 - 15,121 residents. Property is located next to Alexandria Municipal Airport, which is located +/-1.5 miles from Alexandria's central business district. Airport Park enjoys a wide variety of manufacturing/service/distribution-based businesses.



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FLOORPLANS



*Plans and auto CAD available upon request.

CONTACT:
320.252.0404
RICEPROPERTIES.COM

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\$2.50 PSF (Est. 2022)

BEN COPPERTHITE

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