

INDUSTRIAL FOR SALE

940 6TH AVE NE

940 6TH AVE NE, MILACA, MN 56353



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305

PRESENTED BY:

JEFF MEEHAN

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jeff.meehan@kwcommercial.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

940 6TH AVE NE, MILACA, MN 56353



OFFERING SUMMARY

PRICE:	\$875,000
BUILDING SF:	Approximately 12,000 SF Plus Mezzanine
PRICE / SF:	\$74.92/SF
LOT SIZE:	2.07 AC
WAREHOUSE SF:	8,600 SF
OFFICE & LAB SPACE	Approximately 1,700 SF on 1st floor
MEZZANINE OFFICE	Approximately 1,700 SF
DOCK DOORS:	2
GRADE DOORS:	1
CLEAR HEIGHT:	Approximately 18'
POWER:	800 Amp, 600 volt, 3 phase, 4 wire
YARD:	Approximately 1 acre truck court, parking
YEAR BUILT:	1999
PID	21-561-0040

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PROPERTY OVERVIEW

This well-maintained industrial facility features a combination of functional space and modern amenities. It includes dock and drive-in doors for flexible loading capabilities, and a truck court engineered specifically to accommodate semi-truck traffic.

Inside, the property boasts nicely appointed 1st floor office space with reception area, men's and women's restrooms and a lab area with natural light provided by windows.

The mezzanine includes 4 modern offices, a conference room, break room with kitchenette and a unisex restroom.

The building is powered by 800 AMP, 600 volt, 3-phase electrical service, suitable for a wide range of industrial operations. the ware house has updated LED lighting for energy efficiency.

The facility is equipped with a geothermal heating and cooling system, offering energy-efficient climate control, along with central air conditioning in the office area for added comfort.

Strategically located within Milaca's Industrial Park, the property offers excellent connectivity—just off State Highway 169, 40 miles north of I-94, and 30 miles northeast of St. Cloud—making it an ideal hub for regional distribution or manufacturing.

LOCATION & HIGHLIGHTS

940 6TH AVE NE



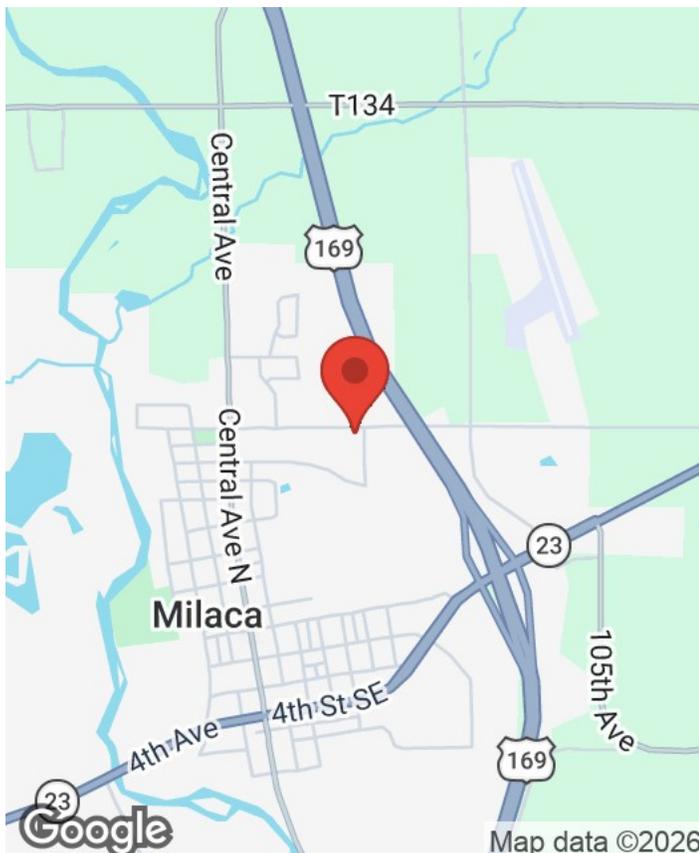
LOCATION INFORMATION

Building Name: 940 6th Ave NE
Street Address: 940 6th Ave NE
City, State, Zip: Milaca, MN 56353
County: Mille Lacs
Cross Streets: 10th St NE

LOCATION OVERVIEW

Located in Milaca's Industrial park just 40 miles north of I94, off State Hwy 169.

Located 30 miles NE of St, Cloud



PROPERTY HIGHLIGHTS

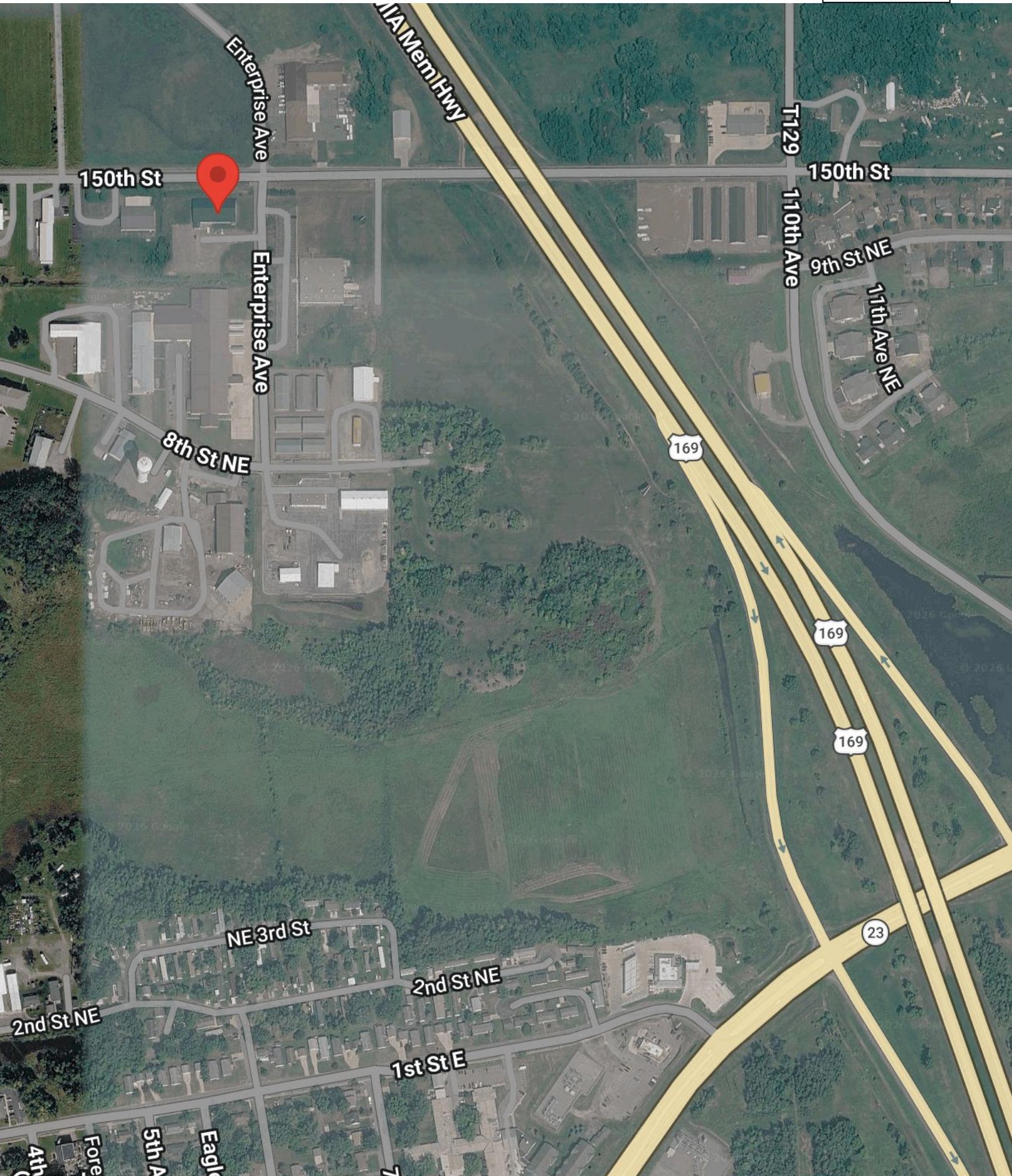
- Truck Court excavated and re-built to handle semi traffic
- Ample power
- Geothermal capable of heating and cooling the building
- Office area has Central AC

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AERIAL MAP

940 6TH AVE NE





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 6/19/2025

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

PHOTOS

940 6TH AVE NE



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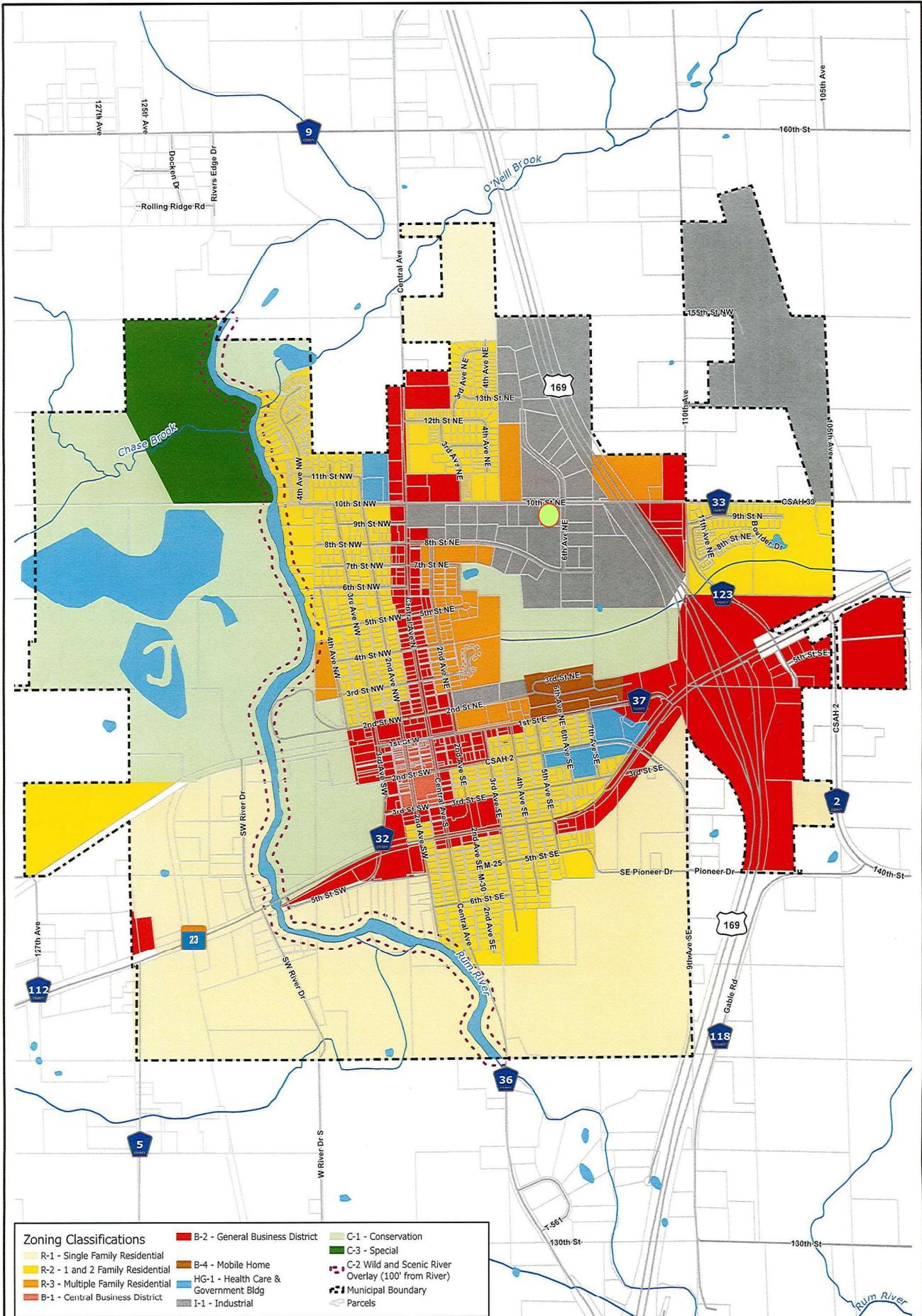
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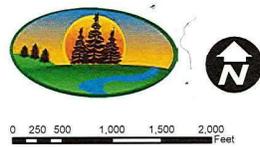


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Zoning Classifications		
R-1 - Single Family Residential	B-2 - General Business District	C-1 - Conservation
R-2 - 1 and 2 Family Residential	B-4 - Mobile Home	C-3 - Special
R-3 - Multiple Family Residential	HG-1 - Health Care & Government Bldg	C-2 Wild and Scenic River Overlay (100' from River)
B-1 - Central Business District	I-1 - Industrial	Municipal Boundary
		Parcels



CITY OF MILACA, MN

ZONING MAP

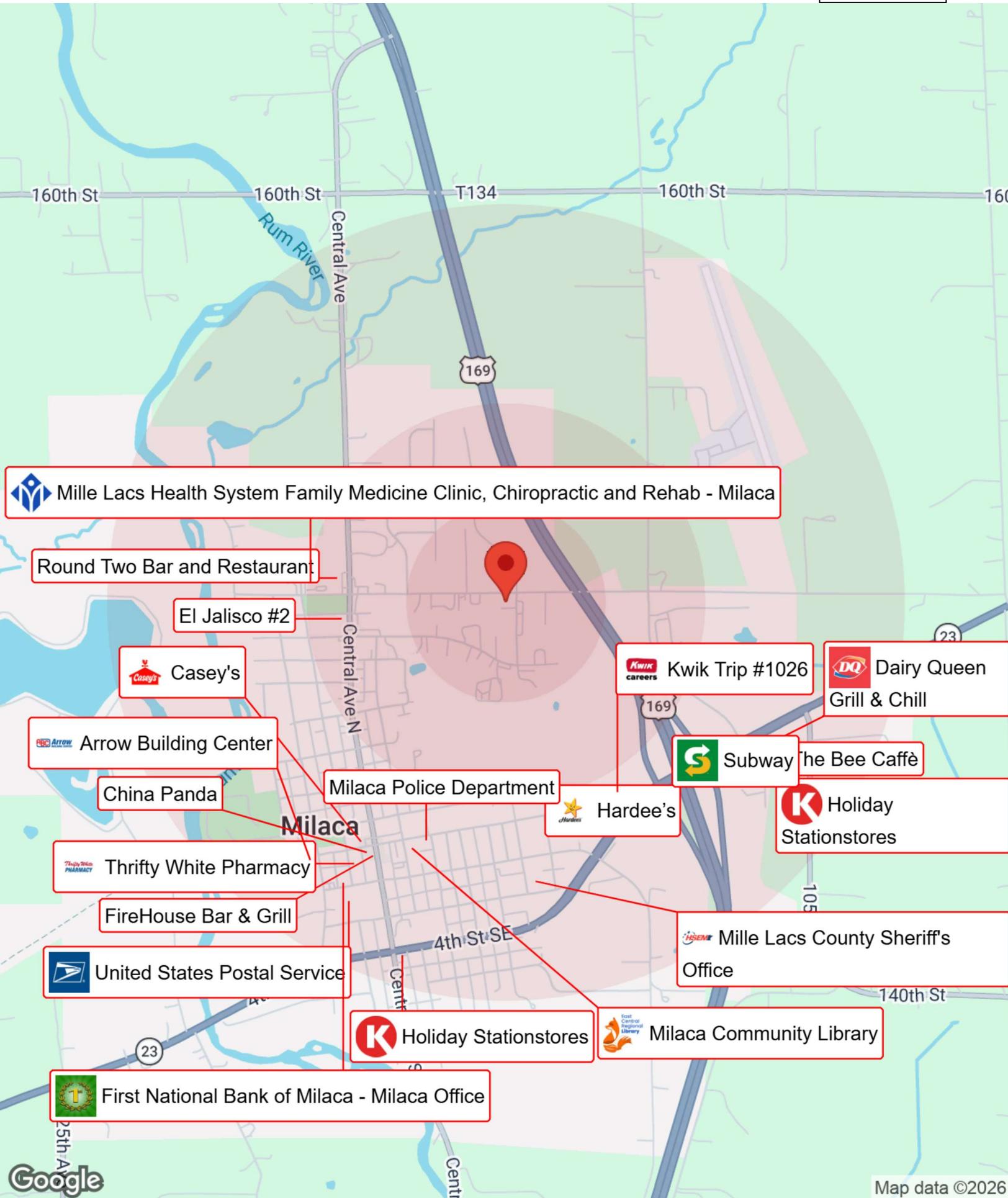
September 2023



Notes:
 1. Coordinate System: NAD 1983 HARN Adj MN
 2. Data Sources: Mila Lacs County, US Fish and Wildlife

BUSINESS MAP

940 6TH AVE NE



 Mille Lacs Health System Family Medicine Clinic, Chiropractic and Rehab - Milaca

Round Two Bar and Restaurant

El Jalisco #2

 Casey's

 Arrow Building Center

China Panda

Milaca Police Department

 Thrifty White Pharmacy

FireHouse Bar & Grill

 United States Postal Service

 Holiday Stationstores

 First National Bank of Milaca - Milaca Office

 Kwik Trip #1026

 Dairy Queen Grill & Chill

 Subway The Bee Caffè

 Hardee's

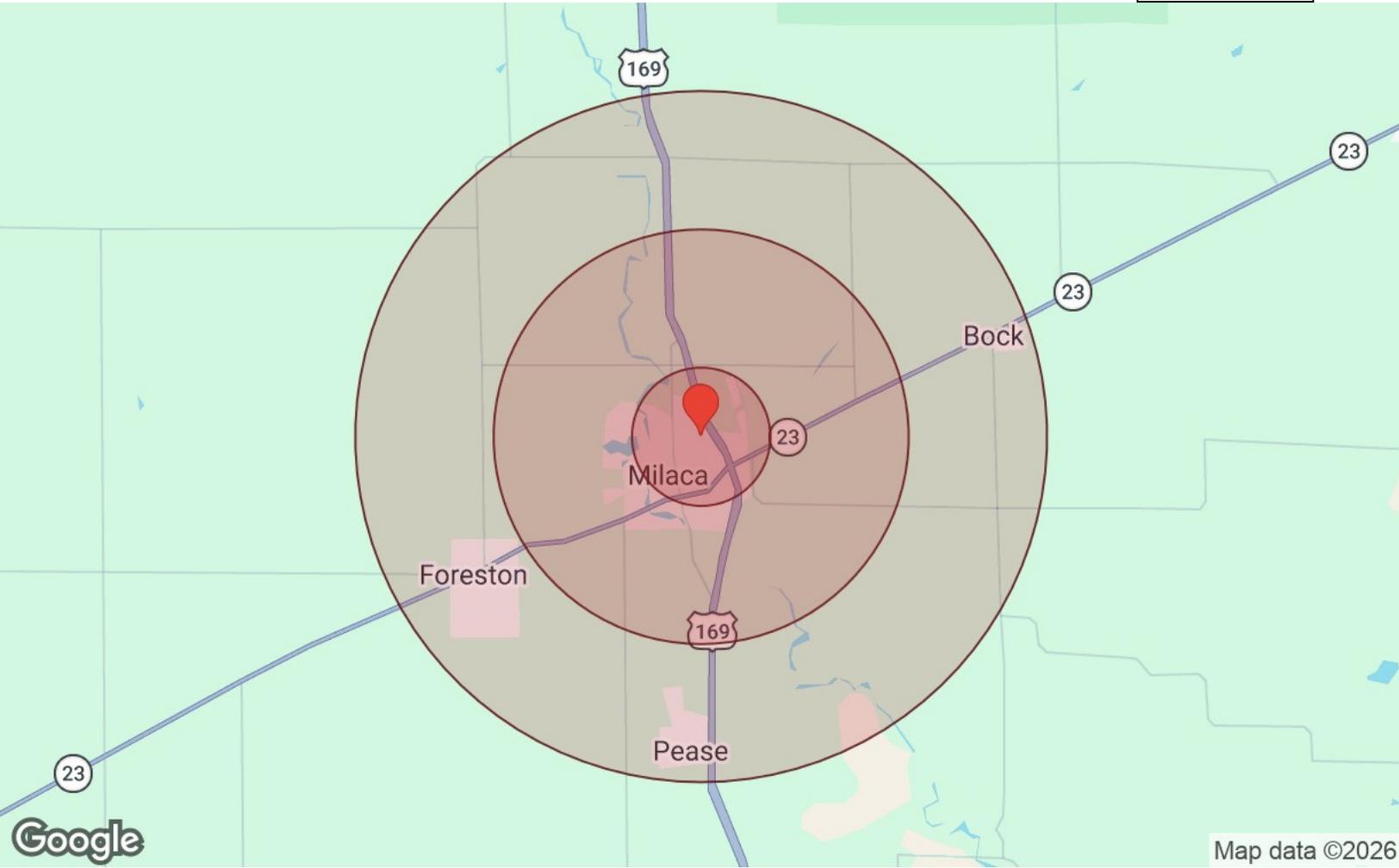
 Holiday Stationstores

 Mille Lacs County Sheriff's Office

 Milaca Community Library

DEMOGRAPHICS

940 6TH AVE NE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,374	2,190	3,896
Female	1,327	2,102	3,668
Total Population	2,701	4,292	7,564

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,438	3,881	6,854
Black	24	33	51
Am In/AK Nat	30	40	59
Hawaiian	1	2	2
Hispanic	41	71	144
Asian	25	36	58
Multiracial	128	207	359
Other	14	21	36

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,350	2,067	3,382
Occupied	1,175	1,799	2,956
Owner Occupied	714	1,180	2,214
Renter Occupied	461	619	742
Vacant	175	268	426

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	484	779	1,415
Ages 15 - 24	334	527	908
Ages 25 - 54	946	1,562	2,937
Ages 55 - 64	357	574	1,016
Ages 65+	579	849	1,288

Income	1 Mile	3 Miles	5 Miles
Median	\$53,852	\$61,747	\$76,565
Under \$15k	143	182	217
\$15k - \$25k	89	123	166
\$25k - \$35k	111	144	177
\$35k - \$50k	214	300	401
\$50k - \$75k	169	281	486
\$75k - \$100k	169	284	485
\$100k - \$150k	138	244	532
\$150k - \$200k	102	170	339
Over \$200k	41	74	152

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