

INDUSTRIAL FACILITY

106 Dunn Avenue N, Hinckley, MN 55037

CENTURY 21
COMMERCIAL.

Moline Realty, Inc

Carrie Gibbs, Broker/Owner, Commercial Specialist

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PROPERTY INFORMATION

PURCHASE PRICE
\$849,000.00

PROPERTY ADDRESS
106 Dunn Avenue N
Hinckley, MN 55037

YEAR BUILT
1966

PROPERTY SIZE
18,766 Sq. Ft.

LAND SIZE
1.54 Acres

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Company Disclaimer

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PROPERTY OVERVIEW

Turn-key industrial opportunity in Hinckley, MN! This ±18,766 SF single-tenant facility offers ±16,925 SF of flexible warehouse/shop space with 14'17" clear heights and ±1,841 SF of office space. Built in 1966 and renovated 2021/2022 with a new \$150K rubber roof, LED lighting, and modern HVAC, it's ready for operations. Situated on 1.54 acres with dual access, gravel parking, loading dock, and outdoor staging, it's perfect for manufacturing, service, or specialty industrial use. Available for sale at \$849,000 or lease at \$6.50/SF/YR MG, with an optional turn-key powder coating business including equipment, inventory, and goodwill.



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PROPERTY DETAILS

Property Overview

Property Type: Single-Tenant Industrial Facility
Building Size: ±18,766 SF
Land Size: ±1.54 Acres
Year Built: 1966
Renovations: 2021–2022
Address: 106 Dunn Avenue N, Hinckley, MN 55037

Offering Summary

For Sale Price: \$849,000
For Lease Rate: \$6.50/SF/YR Modified Gross (Tenant pays all utilities)
Availability: Sale or Lease
FF&E: Not included in sale or lease; negotiable under a separate agreement
Business Opportunity: Property may be sold or leased as a turn-key powder coating operation, including equipment, inventory, business assets, and goodwill

Building Description

The subject property is a steel-clad, single-tenant industrial building totaling approximately 18,766 square feet, situated on a 1.54-acre parcel. The facility offers a functional mix of office and warehouse space and is well-suited for manufacturing, service, or specialty industrial users. The building is of fair quality and average condition, with significant capital improvements completed in recent years.

Building Area Breakdown

- **Office:** ±1,841 SF (approximately 9.8% of GBA)
- **Warehouse/Shop:** ±16,925 SF
- **Gross Building Area:** ±18,766 SF

Construction & Improvements

- Steel frame construction
- Poured concrete foundation with slab-on-grade
- Insulated steel exterior walls
- New \$150,000 rubber roof installed in 2022
- LED lighting throughout interior
- Vinyl-clad windows

PROPERTY DETAILS

Mechanical Systems

- Warehouse/shop heated by ceiling-hung gas heaters and infrared heaters
- Office area serviced by forced-air heat and central air conditioning

Warehouse Specifications

- Clear heights ranging from approximately 14' to 17' (average 15.5')
- One drive-in door
- One loading dock
- Unfinished warehouse floor allowing operational flexibility

Office Finishes

The office area includes private offices, a conference room, and a lunch room, finished with a combination of ceramic tile, carpet, and vinyl flooring. The layout supports administrative, managerial, and customer-facing functions.

Site & Access

- Two access points from adjacent gravel road
- Separate access for passenger vehicles and truck traffic
- Adequate ingress, egress, and circulation for industrial operations

Parking & Outdoor Areas

- Gravel parking area on west/front side accommodating approximately 10–15 vehicles
- Gravel drive and maneuvering areas on north and east sides of the building
- Concrete platform at southeast corner utilized as staging and outdoor storage area
- Mature lawn area on west side of site

Utilities

- Municipal water
- Municipal sewer
- Electricity
- Natural gas

PROPERTY DETAILS

Zoning

- **Current Zoning:** I – Industrial
- **Additional Designation:** P/SP – Public/Semi-Public

Zoning allows for a wide range of industrial and related uses. Buyers and tenants are encouraged to contact the City of Hinckley to verify zoning rules, restrictions, and permitted uses.

Environmental Disclosure

A radon mitigation system was installed due to a historical chemical spill. Seller reports full remediation has occurred and a “no association” letter has been obtained from the Minnesota Pollution Control Agency (MPCA), indicating no ongoing environmental responsibility.

Land Details

- **Topography:** Flat
- **Drainage:** No apparent issues
- **Visibility:** Typical visibility from adjacent right-of-way
- **Site Coverage:** Approximately 27.9%
- **Land-to-Building Ratio:** 3.58:1
- No surplus or excess land available for expansion

Investment Highlights

- Recent major capital improvements completed
- Flexible sale or lease structure
- Functional clear heights and loading features
- Full municipal utilities
- Potential turn-key business opportunity
- Industrial zoning with flexible use allowances

PROPERTY DETAILS

Matterport 3D Tour



PROPERTY
PHOTOS



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PROPERTY PHOTOS

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