



WELLSON GROUP, INC.
commercial property division



For Lease

Andy Lubinski, SIOR

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

Aaron Whitmore

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

Stephen R. Welliver

President
+1 218 340 6790
swelliver@wellsongroup.com

Colliers

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

Wellson Group, Inc

215 NW 1st Avenue
Grand Rapids, MN 55744
P: +1 218 340 6790

1200 East US Highway 169 Grand Rapids, MN 55744

Former L&M Fleet HQ Warehouse ±100,804 SF Industrial Facility for Lease

- 28 Foot Clear-Height Distribution Space
- Excellent Quality Truck Bays for Lease
- Multi-Tenant Opportunity Ranging from 40,000 SF to 100,000 SF Spaces

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Accelerating success.

For Lease

Property Highlights

Address: 1200 East US Highway 169
Grand Rapids, MN 55744

PID: 93-480-0037

Building SF: Total: ±100,804 SF
North Section: ±55,981
South Section: ±44,823

Site Size: 3.68 acres

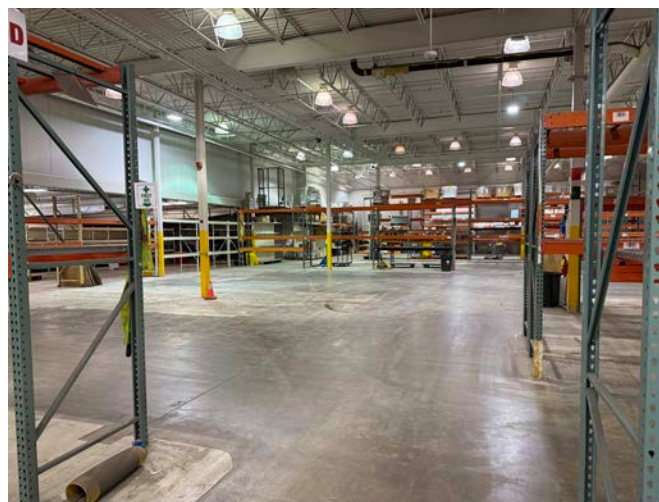
Loading: Dock Doors: 14
Drive-In Doors: 3

Clear Height: Varies - Reaching 28'

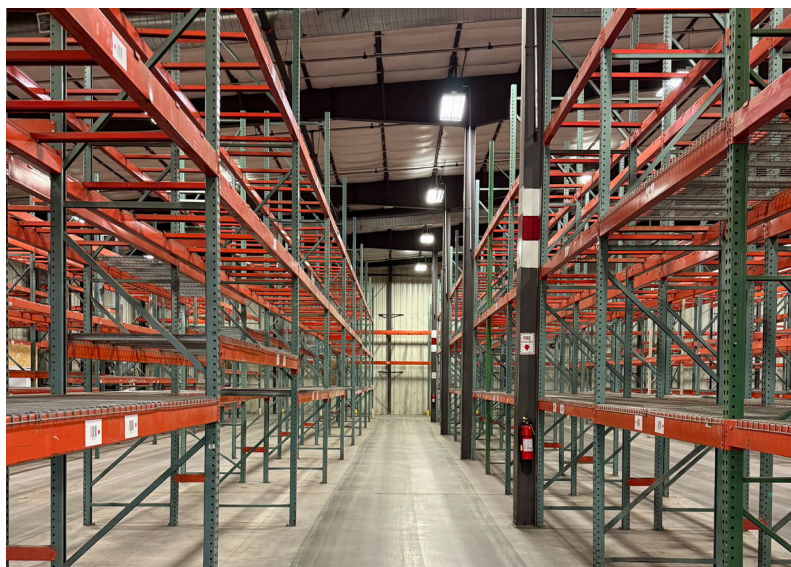
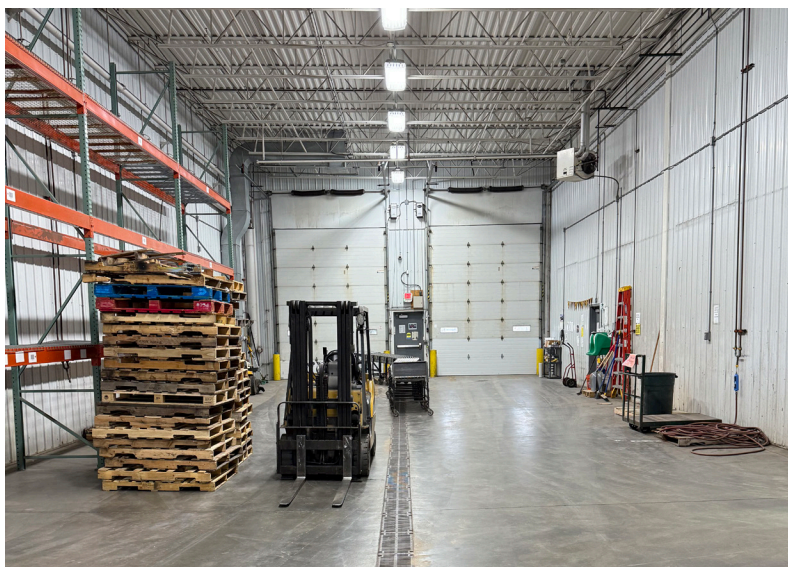
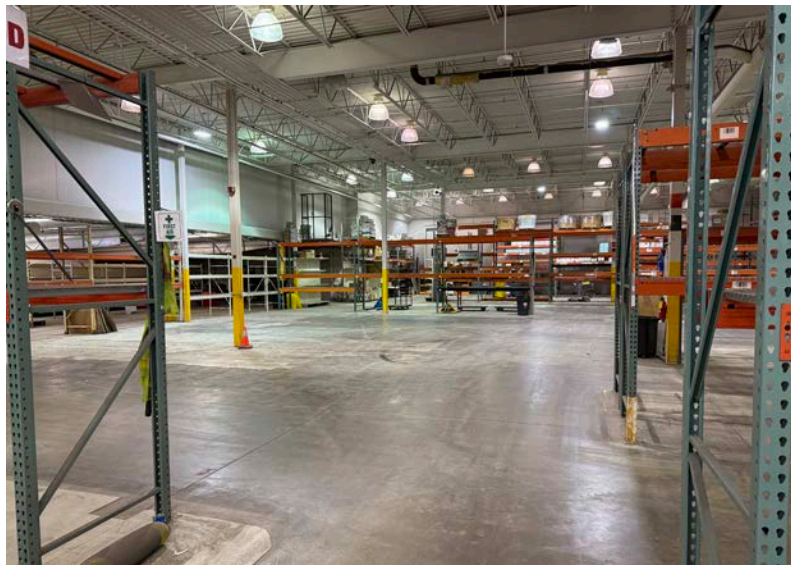
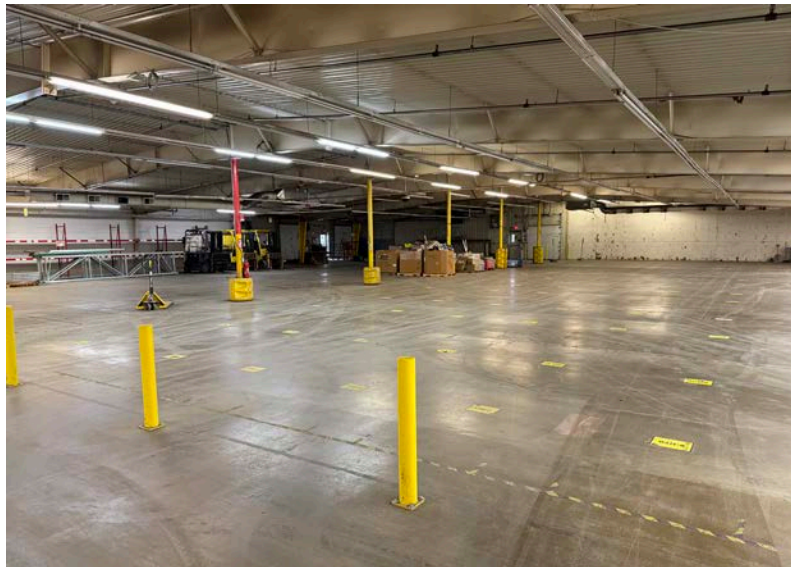
Power: 500 KVA 120/208V

Taxes (2025): \$82,364.03

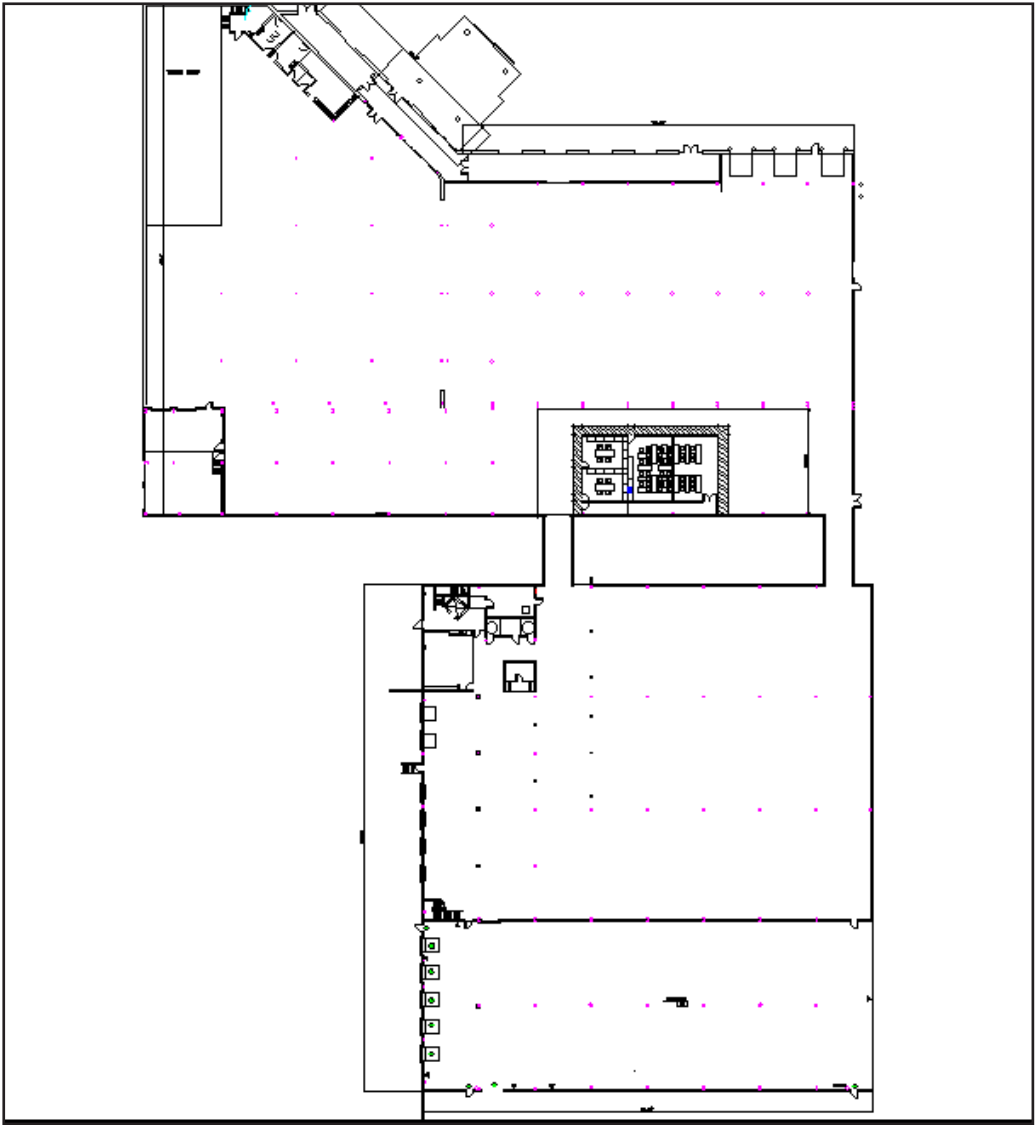
Lease Rate: Negotiable



Interior Photos



Floor Plan



Location Overview

Itasca County



Population

44,968 (2024)



Workforce

65% of population
between ages 19-75



Median
Household
Income

\$70,058 (2024)



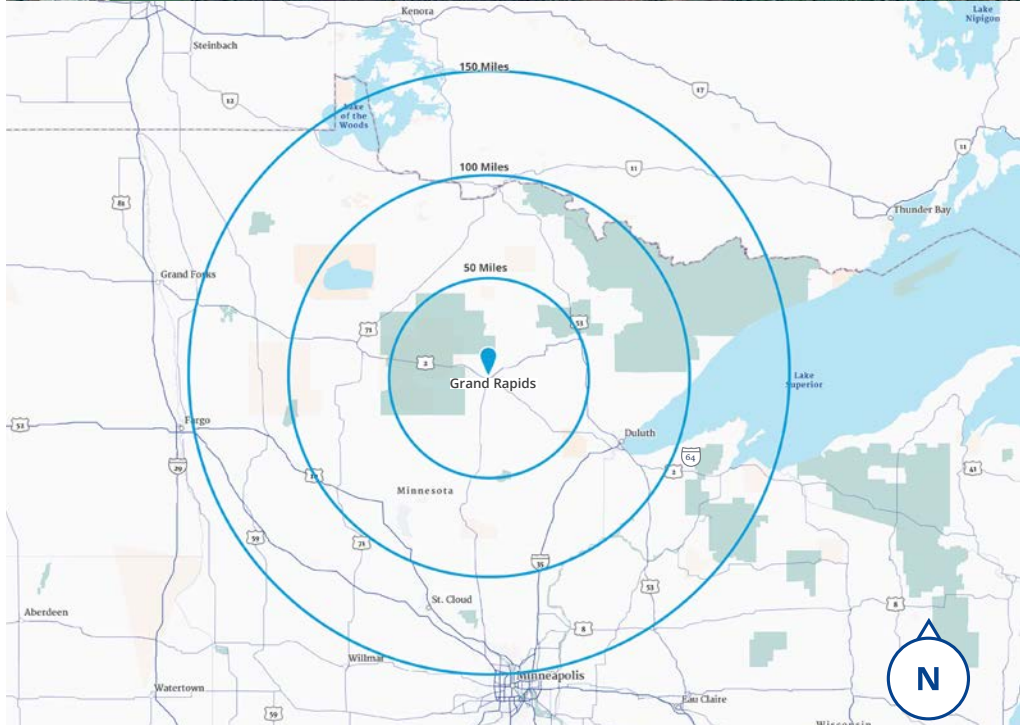
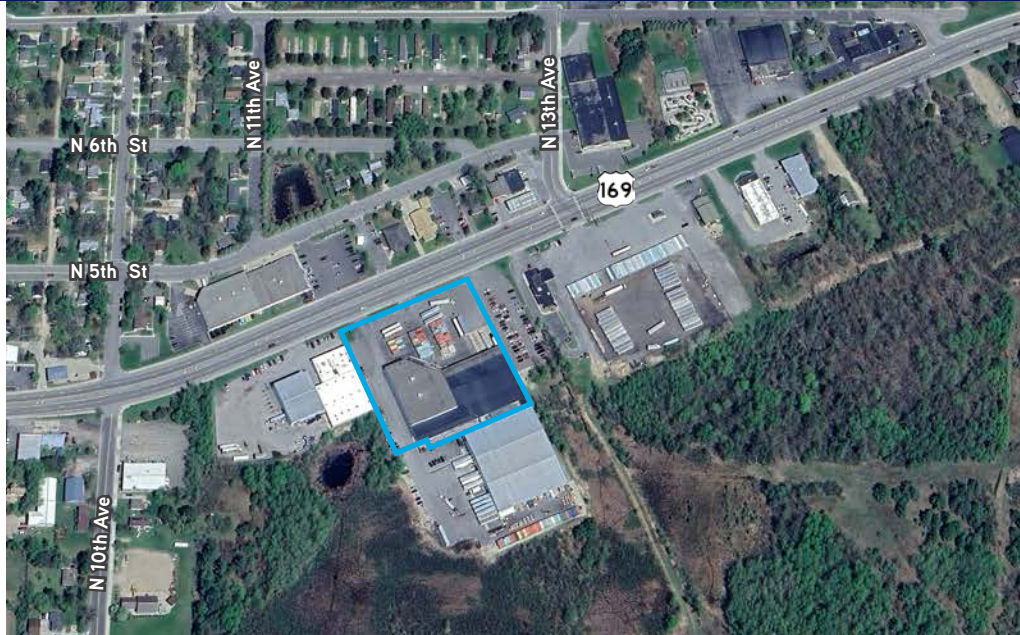
Businesses

2,162 (2024)

Web Links

<https://www.co.itasca.mn.us/>

<https://cityofgrandrapidsmn.com/>



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