



Warehouse with Parking & Storage

438 Main Street S, Dover, MN, 55929



Sale Price \$1,000,000

Lease Rates \$12 SF NNN

Building Size 9,816 SF

Lot Size 1.95 Acres

- Heated Warehouse with 16 ft ceilings
- Multiple Finished Offices
- Ample Mezzanine Storage
- Large Lot with Outdoor Parking for work vehicles, trailers, or equipment



REALTY
GROWTH

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Unlock the potential of this well-appointed 9,816 SF warehouse space located on a spacious lot in Dover, MN. Featuring 16-foot-high walls, this property offers excellent flexibility for a variety of commercial or industrial uses.

The interior includes multiple finished offices, a designated reception or retail area, and a heated warehouse with an oversized overhead door—perfect for efficient operations year-round. An abundance of mezzanine storage provides additional capacity without sacrificing valuable floor space.

Outside, the large lot offers ample parking, including space for fleet vehicles, trailers, or outdoor storage, making it an ideal hub for contractors, distributors, or service-based businesses.

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