

For Sale | 26615 Fallbrook Avenue | Wyoming, MN

Sale Offering Memorandum

FOR SALE



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark is pleased to present 26615 Fallbrook Avenue available for sale in Wyoming, Minnesota. This industrial building contains approximately 15,164 building square feet situated on 0.96 acres. The property is centrally located in Wyoming, with convenient access to Highway 61 and I-35. Please contact a member of our team to schedule your property tour.

-  **Easy Access to Highway 61 and I-35**
-  **I-Industrial Zoning Permits a Variety of Uses**
-  **Heavy Power, Currently Used as a Manufacturing Facility**

DETAILS

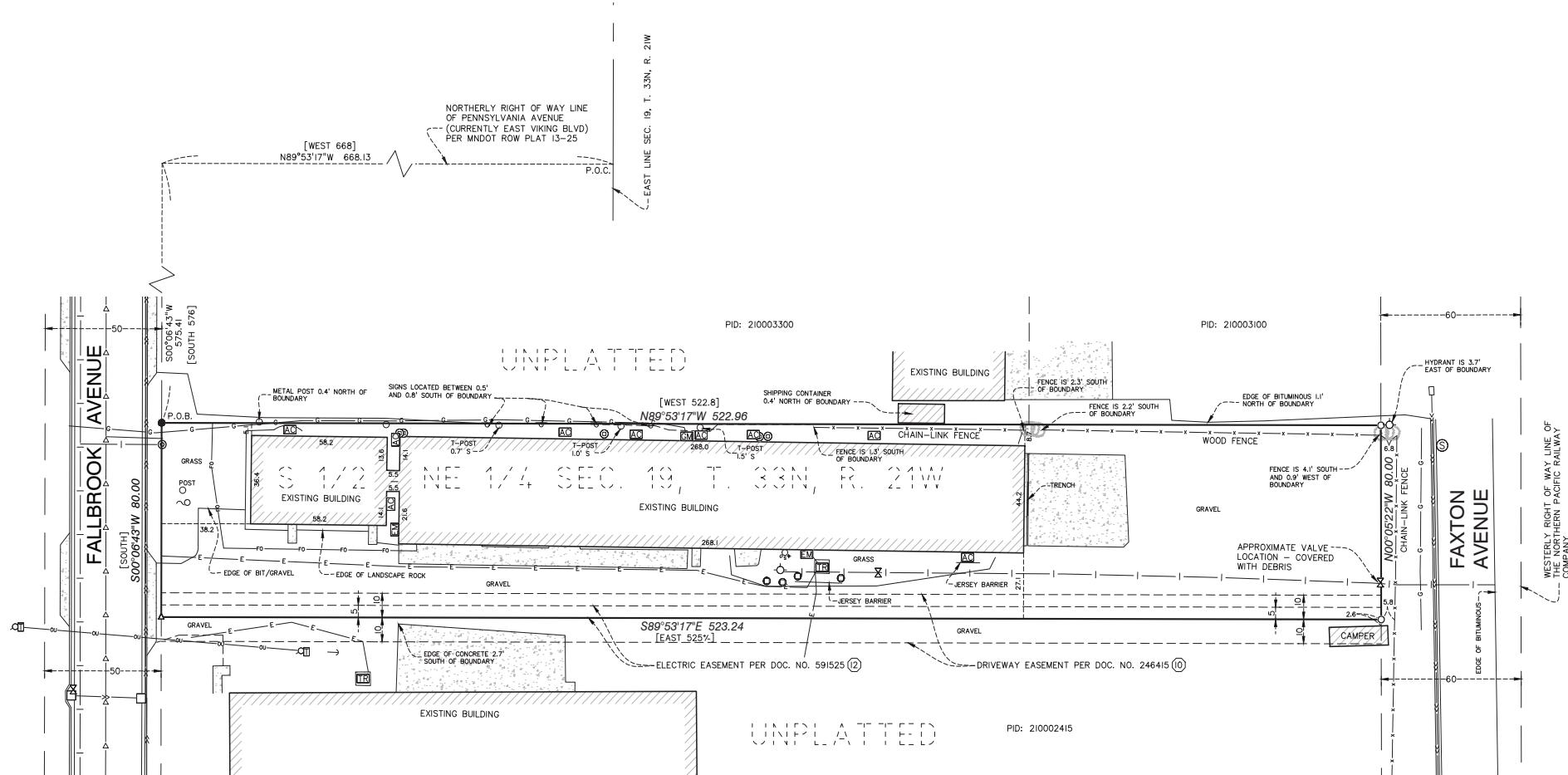
Address	26615 Fallbrook Avenue Wyoming, MN
Building Size	<u>2,118 Sq. Ft. - Office</u> <u>1,200 Sq. Ft. - Office Mezzanine</u> <u>11,846 Sq. Ft. - Warehouse</u> <u>15,164 Sq. Ft. - Total</u>
Site Size	0.96 Acres (41,840 Sq. Ft.)
Loading	One (1) 12' Wide x 14' High Drive-In Door One (1) 12' Wide x 12' High Drive-In Door
Clear Height	Approx. 15'
2025 Est. Re Taxes	\$19,422.00
Sale Price	\$1,475,000 OR \$97.27 Per Sq. Ft.



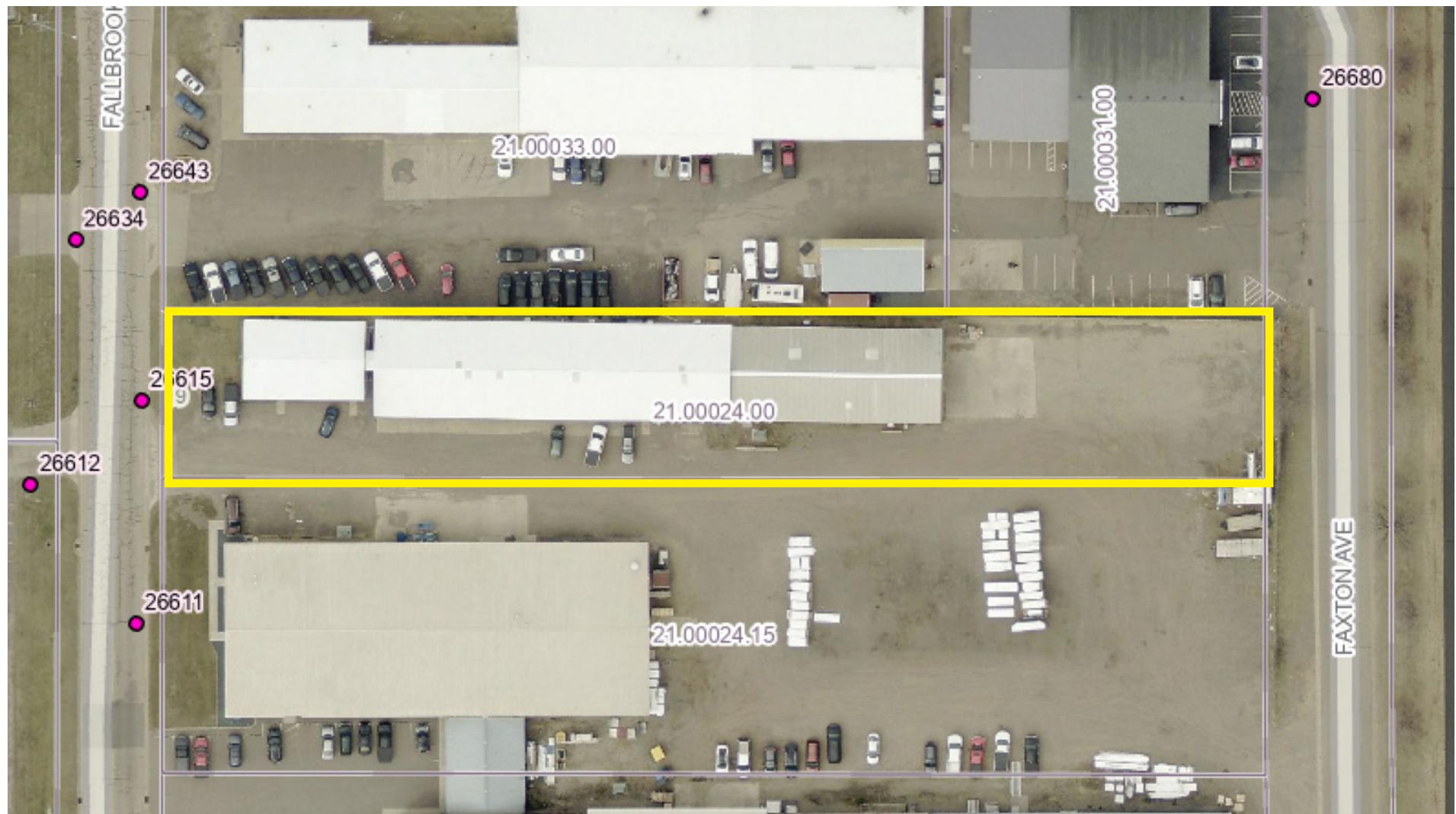
PHOTOS



SURVEY



GIS MAP



AERIAL MAP



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