

FOR SALE

# 19178 INDUSTRIAL BLVD NW

Elk River, MN 55330



**STACK**  
INDUSTRIAL PARTNERS

# PROPERTY OVERVIEW

## General Building Information

**Year Built**  
Multiple phases from 1978 - 1997

**Construction Type**  
Concrete/steel

**Zoning**  
I-1 (General Industrial)

**Building Ownership**  
Osterman-Erdman Properties, LLC

## Building Specifications

**Total Square Footage**  
63,934 SF

**Parcel Size**  
3.23 acres

**Clear Height**  
14' - 20'

**Bay Depth**  
Varies

**Truck Court**  
110'

**Parking Ratio**  
67 stalls | 1.05 per 1,000 SF

**Roof Type | Age**  
Pitched steel and rubber membrane  
Age unknown - report available

**Sprinkler System**  
No sprinkler system, but the building is protected by a fire alarm with hardwired smoke detectors and emergency lighting.

## Utilities

**Cable & Internet Provider**  
TBD

**Power Provider**  
Xcel Energy

**Gas Provider**  
CenterPoint Energy

**Water**  
City of Elk River

## Financials

**Sale Price**  
\$3,950,000 | \$61.78 psf

**2026 Property Tax**  
\$54,542.00

# AVAILABILITY SUMMARY

## East & West Buildings

### Date Available

Now

### Total SF

East Building: 35,244 SF

West building: 28,690 SF

### Square Footage Breakdown

Office: 4,496 SF

Warehouse: 28,690 SF

Manufacturing: 30,748 SF

### Power

3-phase - 1500 KVA service - 277/480 volt transformer

3-phase - 300 KVA service - 120/208 volt transformer

### HVAC

Inventory Available

Model: Varies

Serial Number: Varies

Condition: Good

Tonnage: 155.5

### Loading Docks

Qty. 4 | 9'W x 10'H

### Drive in Doors

Qty. 2 | Dimensions Vary

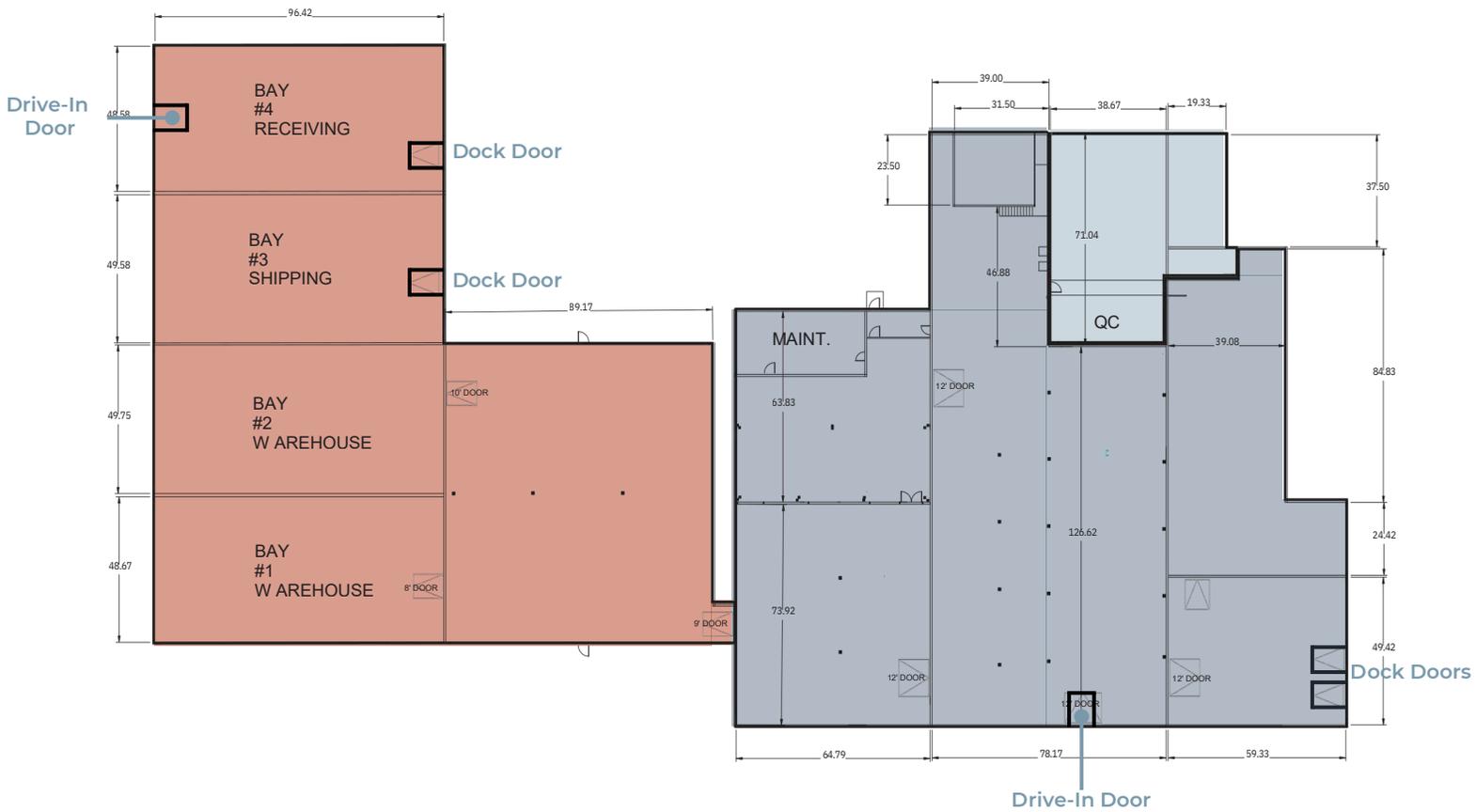
### Specialty Features

Cannabis use is permitted with CUP

One of the highest-capacity buildings under 100,000 SF in Elk River.

Supports heavy manufacturing, automation, cannabis cultivation, etc.

# AVAILABLE SPACE



  
**63,934 SF**  
 Total

  
**4,496 SF**  
 Office

  
**28,690 SF**  
 Warehouse

  
**30,748 SF**  
 Manufacturing

# EXTERIOR IMAGES



# INTERIOR IMAGES



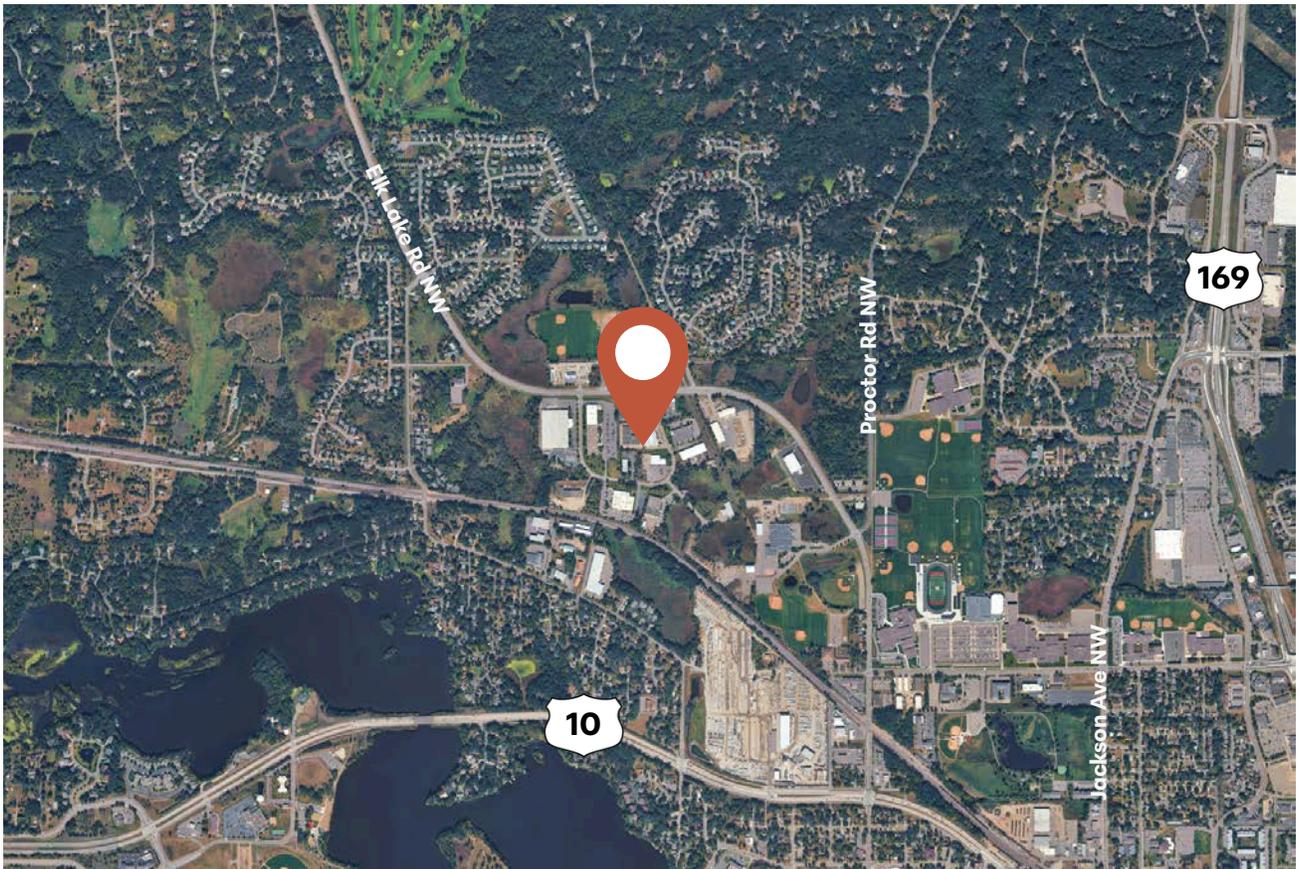
# BUSINESS INCENTIVES

## CITY OF ELK RIVER

Incentive Program	Description	Eligibility & Benefits
Business Microloan Fund	Low-interest, long-term loans for industrial, commercial, and downtown property development or improvements.	Up to \$50,000 per project; focuses on stimulating growth and job creation.
Job Incentive Microloan	Financial assistance aimed at creating or retaining employment.	Loans tied to job metrics; provides technical support for workforce expansion.
Energy Incentive Program	Discounts on electric bills from Elk River Municipal Utilities (ERMU) for qualifying businesses.	Savings for up to two years; ideal for energy-intensive manufacturing operations like those requiring high-amp services.
Property Assessed Clean Energy (PACE)	Financing for energy efficiency and renewable projects, repaid through property assessments.	Supports sustainable upgrades; available via state partnerships.
Other Financial Incentives	Includes tax incentives and community improvement grants to enhance economic vitality.	Awards for visual and property enhancements; coordinated with Minnesota DEED programs.



# LOCATION



## Restaurants within 5 miles

Olde Main Eatery  
Pompeii Pizzeria  
Pizza Ranch  
Sunshine Depot  
Sammy's Pizza & Restaurant  
Taco Bell  
Hajime Sushi  
Papa Murphy's  
Rockwoods  
Edge Bar & Boutique  
Arby's



## Retail Shops within 5 miles

Elk River Mall  
Cub Foods  
Joann Fabrics  
Ashley Furniture  
Walmart Supercenter  
Maurices  
Famous Footwear  
Overstock Furniture  
Chuck & Don's Pet Food  
Jo-Ann Fabrics  
Visionworks

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