

# **EASTSIDE DEPOT**

6.13 ACRE DISTRIBUTION & INDUSTRIAL STORAGE SITE

1131 Indus Street  
Fairmount MN 56031



## **LISTING AGENTS**

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## EASTSIDE DEPOT

1131 INDUS STREET, FAIRMONT, MN 56031



**FOR SALE: DISTRIBUTION & INDUSTRIAL STORAGE SITE**

**Offered at: \$1,350,000**

-  **Lot Size:** 6.13 Acres
-  **Buildings:** Five Newly Constructed Industrial Warehouses (Built in the last 3 years)
-  **Access:** Direct Canadian Pacific Rail Access + Minutes from I-90
-  **Security:** Fully Fenced, Gated, Camera Surveillance & Alarm Systems
-  **Utilities & Infrastructure:** Water, Sewer, & Storm Sewer are in the street
-  **Property Taxes:** \$12,136 (2024)

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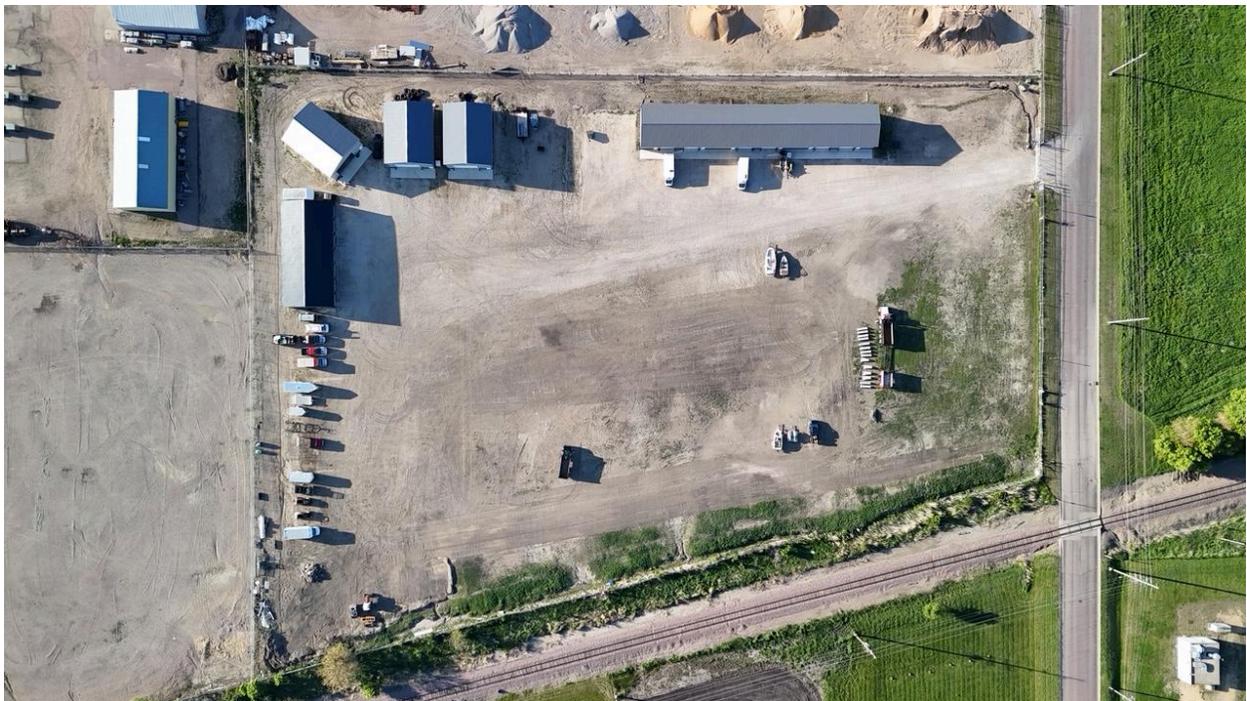
## Property Overview

Eastside Depot is a turnkey industrial storage and distribution hub in Fairmont's thriving industrial park. Spanning **6.13 acres**, this prime facility features **five modern, fully insulated, and heated warehouses**, designed for maximum operational efficiency.

Strategically positioned directly on the Canadian Pacific Railway and less than five minutes from Interstate I-90, Eastside Depot offers unmatched logistical convenience for freight, warehousing, and distribution operations. Plus, the property has ample room for expansion, making it ideal for future development.

### Ideal For:

- ✓ Logistics & freight operations
- ✓ Cold storage & warehousing companies
- ✓ Industrial suppliers, contractors, or equipment storage
- ✓ Regional or national distributors
- ✓ Investors seeking high rental demand & development opportunities



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## Key Features

- **5 recently built, high-quality industrial warehouses**
  - Building A: 5,760 SF
  - Building B: 1,728 SF
  - Building C: 1,728 SF
  - Building D: 1,728 SF
  - Building E: 3,024 SF
- **Heavy-duty gravel base** for semi-trailer maneuvering & equipment storage
- **Secure perimeter** with fencing, electronic gate access, cameras, & alarm systems
- **Thriving industrial park location**, surrounded by logistics and storage businesses
- **Strong regional demand** for commercial, business, and public storage/distribution
- **Expansion potential** – Additional warehouse construction possible
- **Zoning:** I-2 Heavy Industrial



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## Gallery



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