

ADVANCED MANUFACTURING FACILITY: FOR SALE OR LEASE

88 EAST 8TH STREET
WACONTA, MINNESOTA 55387



SITE INFORMATION

- 38,000 square foot office/manufacturing/warehouse building
- Built in 2007
- 4.94 acres of land
- Heavy power - 2,400 amps
- 24' clear height
- Dock & drive-in loading
- Overhead crane - two (2) gantries of three (3) tons each
- Class 10,000 clean room
- Direct access to Hwy 5

CONTACT US

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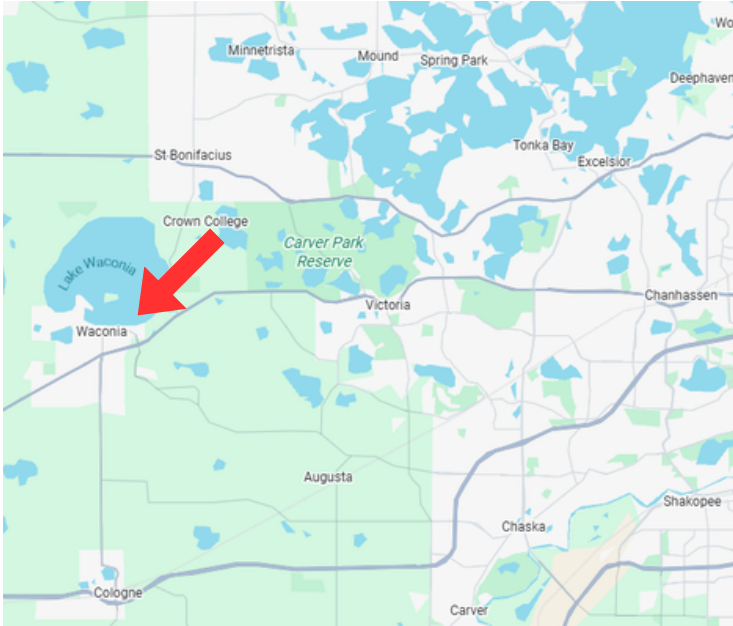
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HOYT PROPERTIES, INC.
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PROPERTY OVERVIEW

Located in Waconia, Minnesota, this approximately 38,000 square foot industrial/manufacturing facility offers a highly functional layout for specialized production, machining, welding, clean room, or advanced manufacturing users. The property includes a well-maintained building on approximately 5 acres, with full climate control, heavy electrical service, a small Class 10,000 clean room, overhead crane infrastructure with two 3-ton gantries, and trenched utilities throughout the production area. The site provides strong functionality for users seeking a combination of office, manufacturing, production, and operational flexibility in the west metro.

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PURCHASE PRICE

Negotiable

LEASE RATE

Negotiable

2026 REAL ESTATE TAXES

RE Tax: \$2.59 per sf

Total: \$98,676.00

LAND

4.94 Acres

PID

753700050

YEAR BUILT

2007

ZONING

I-1, Industrial Park District

BUILDING SIZE (APPROX.)

Office: 4,000 sf

Warehouse: 34,000 sf

Total: 38,000 sf

CLEAR HEIGHT

24'

LOADING

One (1) loading dock w/ leveler

One (1) drive-in

POWER

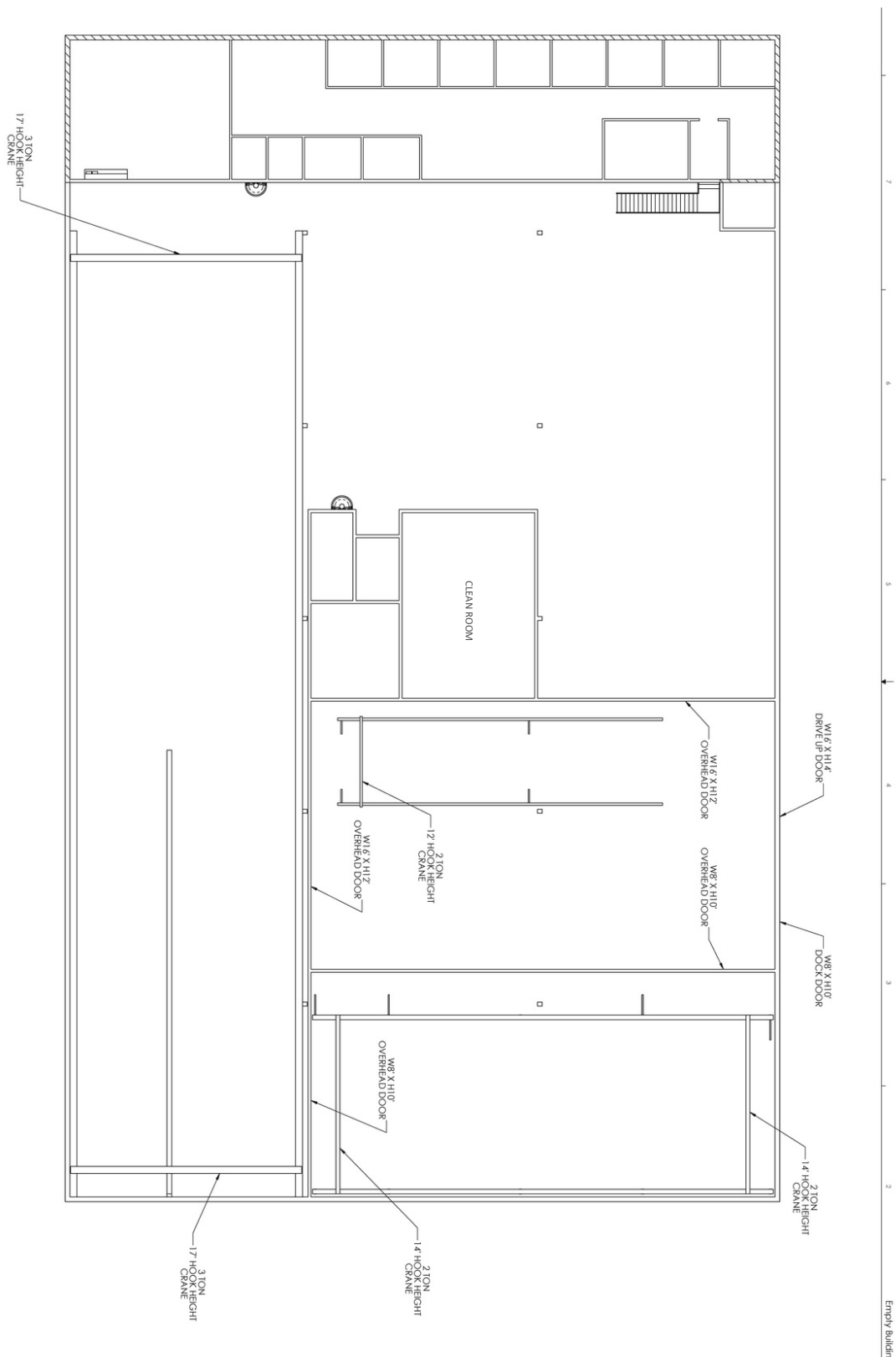
2400 Amps, 3-Phase

PARKING

50 surface stalls, 1.31/1000 sf

SPECIALIZED BUILDING ATTRIBUTES

Class 10,000 clean room, overhead crane with two (2) 3-ton gantries, trenched utilities



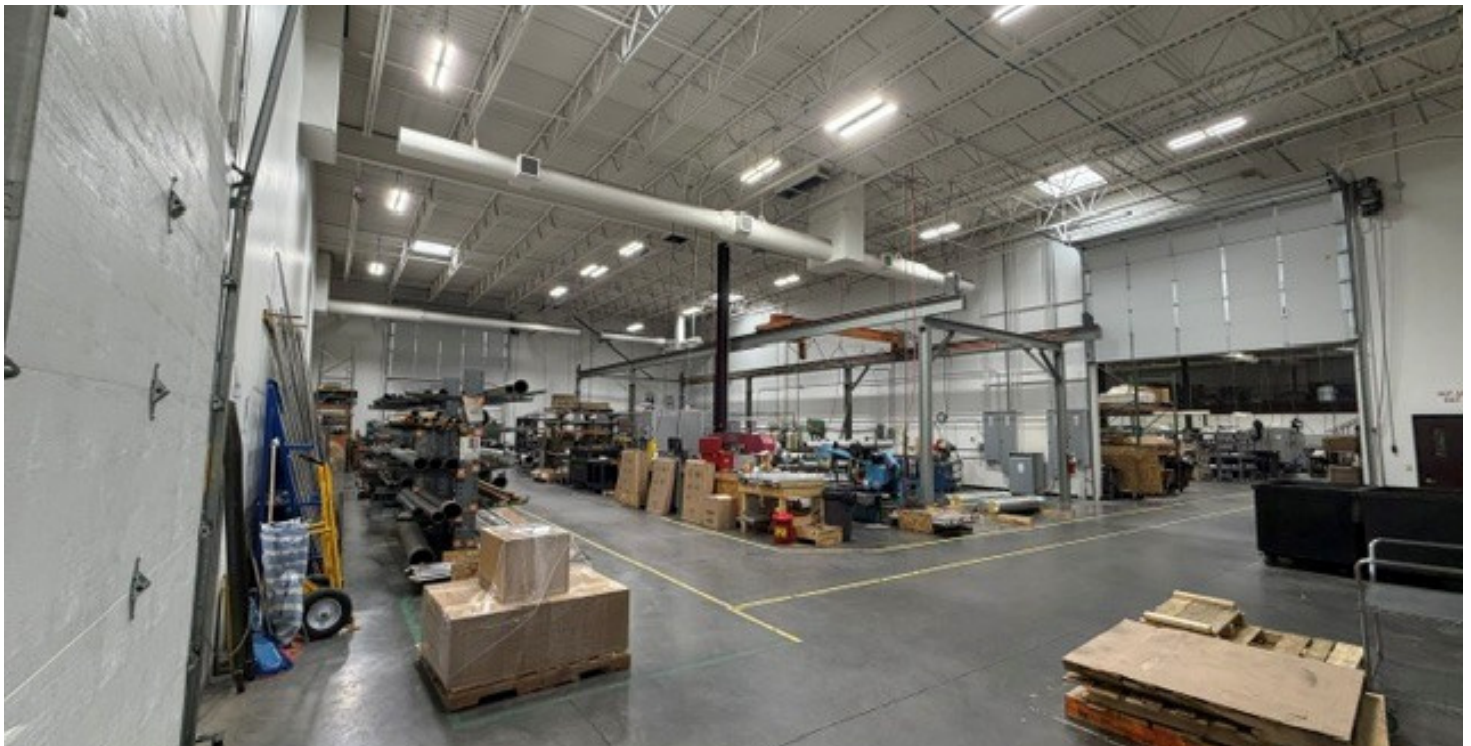
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