



# For sale

## Industrial/Manufacturing Building

1391 11th Ave SW, Forest Lake, MN 55025  
32,487 SF Available

# Building specifications

## 1391 11th Ave SW, Forest Lake, MN 55025

Functional clear-span industrial property for sale. Previously used as a manufacturing building, this property has ample loading doors, power, and offers the potential for outdoor storage.

<b>Building Size</b>	Approx. 32,487 SF	<b>County</b>	Washington
<b>Year Built</b>	1992	<b>Zoning</b>	B3 - Limited industrial district
<b>Clear Height</b>	20' to peak	<b>Lease Rate</b>	Negotiable
<b>Lot size</b>	2.5 acres	<b>Sale price</b>	\$2,100,000 (\$64.64 psf)
<b>PID</b>	07-032-21-44-0010	<b>Est. 2025 Taxes</b>	\$47,928 (\$1.48 psf)
<b>Loading</b>	One (1) dock door Six (6) drive-ins	<b>Available</b>	Now
<b>Power</b>	400 Amps 480V Power		



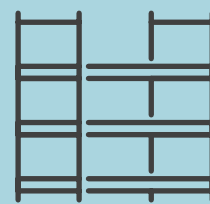
Fully insulated, clear span building



Easy access to I-35



Oversized loading doors and ample power



Outdoor storage potential







[illegible]

**CITY OF FOREST LAKE**  
AS GOOD AS IT SOUNDS

**ZONING MAP BOOK**

**LOCATION MAP**

**Legend**

- City Limits
- Parcels

**Zoning Districts**

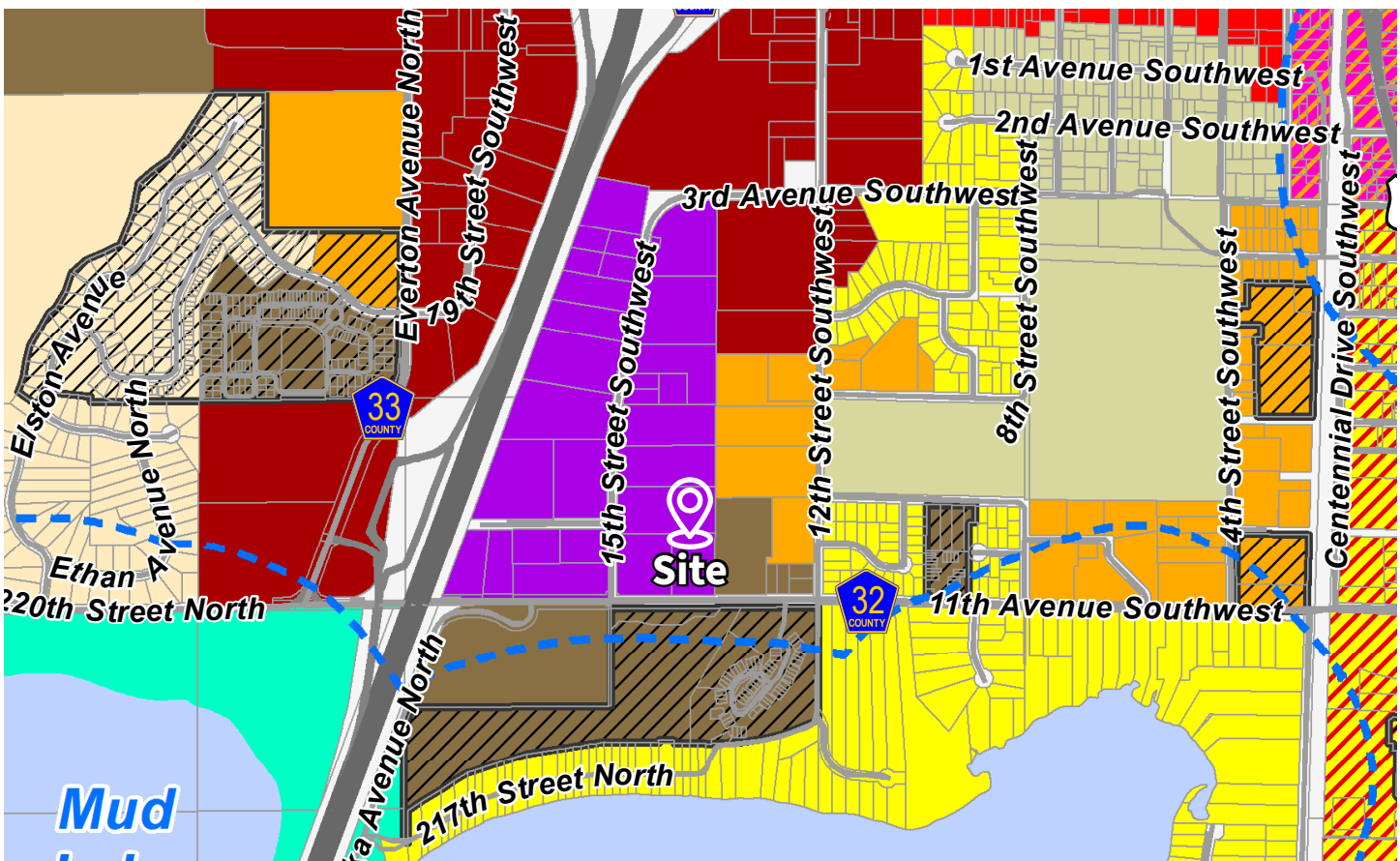
C - Conservancy District	B-2 - Highway Business District
A - Agriculture District	B-3 - Limited Industrial Business District
RR - Rural Residential District	MU-1 - Downtown Mixed Use District
SF - Single Family Residential District	MU-2 - General Mixed Use District
MXR-1 - Mixed Residential, Single & Townhouse District	BP - Business Park District
MXR-2 - Mixed Residential, Single & Two Family District	I - Industrial District
MXR-3 - Mixed Residential District	PUD - Planned Unit Development Overlay
MF - Multiple Family District	AP - Agricultural Preserve Overlay District
NC - Neighborhood Commercial District	Airport Boundary
B-1 - Broadway Business District	Shoreland Overlay

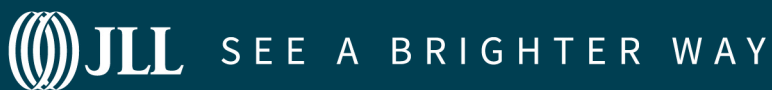
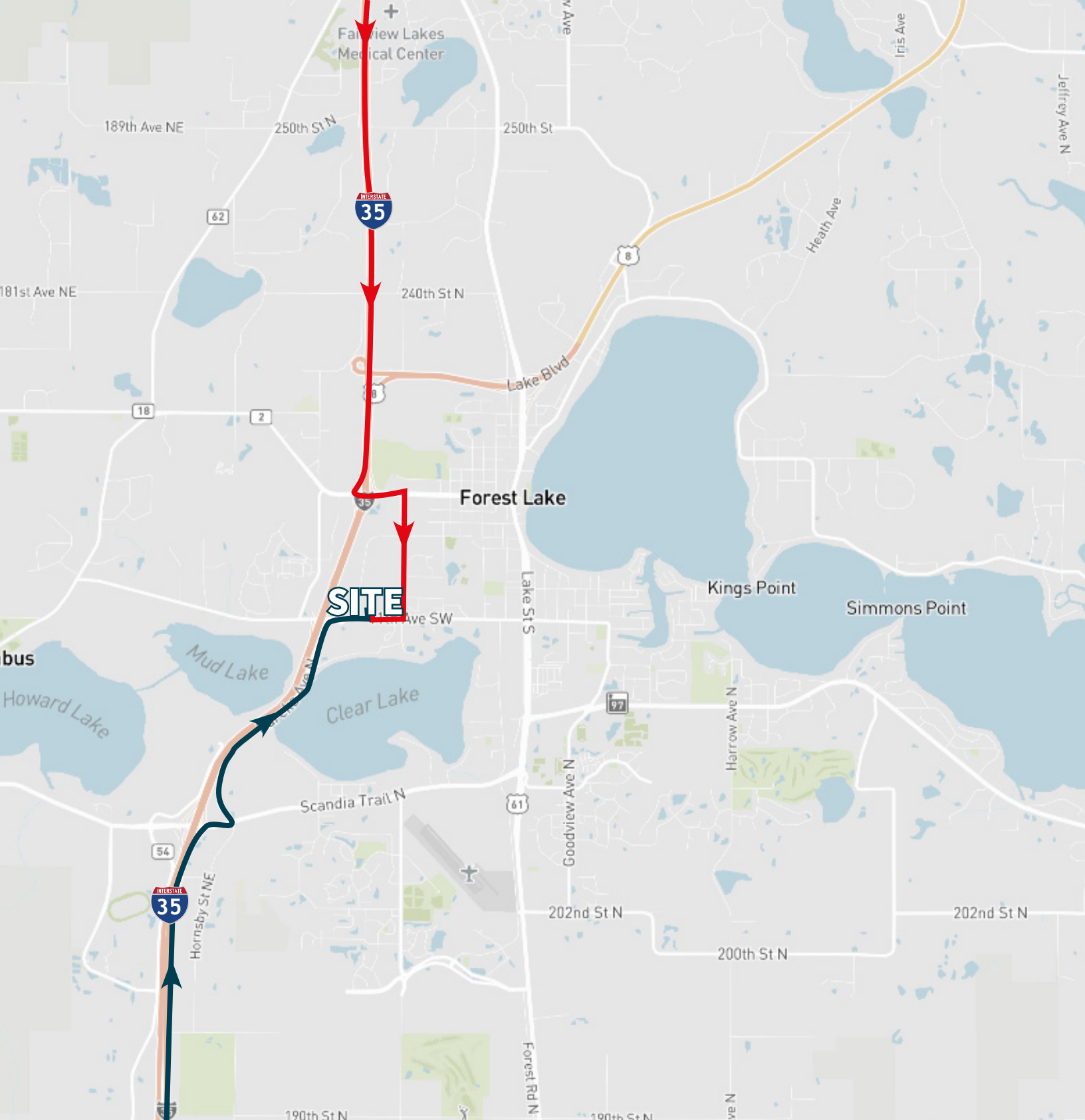
Source: MnGeo, City of Forest Lake, Washington County

**BOLTON & MENK**

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Page 1 of 4





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