



Office / Warehouse Space for Sale

**2401 HWY 13 WEST
BURNVILLE, MN 55337**

Available Space:

6,405 SF- Office/Retail
8,947 SF-Warehouse
15,352 SF - Total

Site Size:

1 Acre

Sale Price:

\$2,199,000

2026 Property Taxes:

\$43,706

Loading:

One (1) Dock Door
Two (2) Drive-In Doors
(Ability to add 1 more high-bay drive-in door)

Clear Height:

14'-20'

Highlights:

- 15,352 Total Building Size
- Additional Mezzanine space not part of the available SF shown
- Built in 1975-1985
- B-4 Highway Commercial Zoning
- Fully sprinklered
- Highway 13 frontage visibility across from Super Menards
- Large storefront and monument signage
- Recent roof improvements (2021 & 2023, and 2026)
- Potential for multi-tenant building
- Nearby retail and amenities
- Great owner/user building
- Zoning allows for auto repair & service, detailing, retail, office & warehouse, manufacturing

For information, please contact:

Jim Damiani CCIM SIOR

Vice Chairman
t 612-430-9960
jim.damiani@nmrk.com

Brian Netz

Executive Managing Director
t 612-430-9947
brian.netz@nmrk.com

Lucas Long

Director
t 612-430-9952
lucas.long@nmrk.com

nmrk.com

NEWMARK



WELL-MAINTAINED & VERSATILE:

- Completely remodeled in 2020
- New roof: back building 2026, front building 2023, middle building 2021
- Newer RTU: front building 2023, back building 2021, middle building 2020
- Temperature-controlled retail & office space with newer hardwood floor
- Heated warehouse with 14' and 20' ceiling and epoxy floors
- The back warehouse has a floor drain
- Strong owner-user or investment potential: Building configured for two tenants



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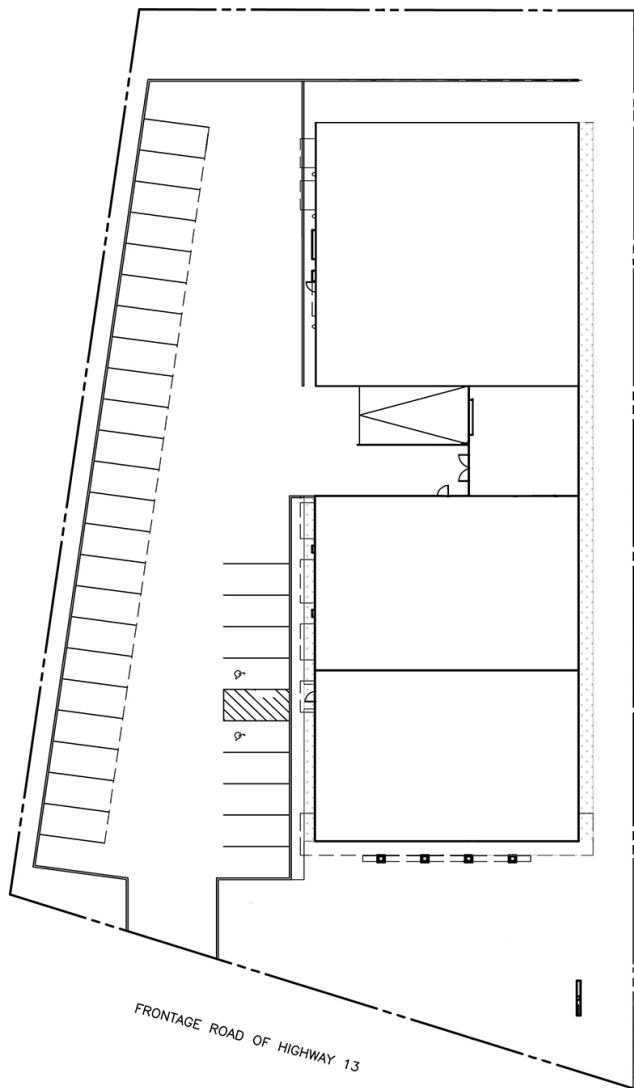
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NEWMARK

SITE PLAN



PHOTOS



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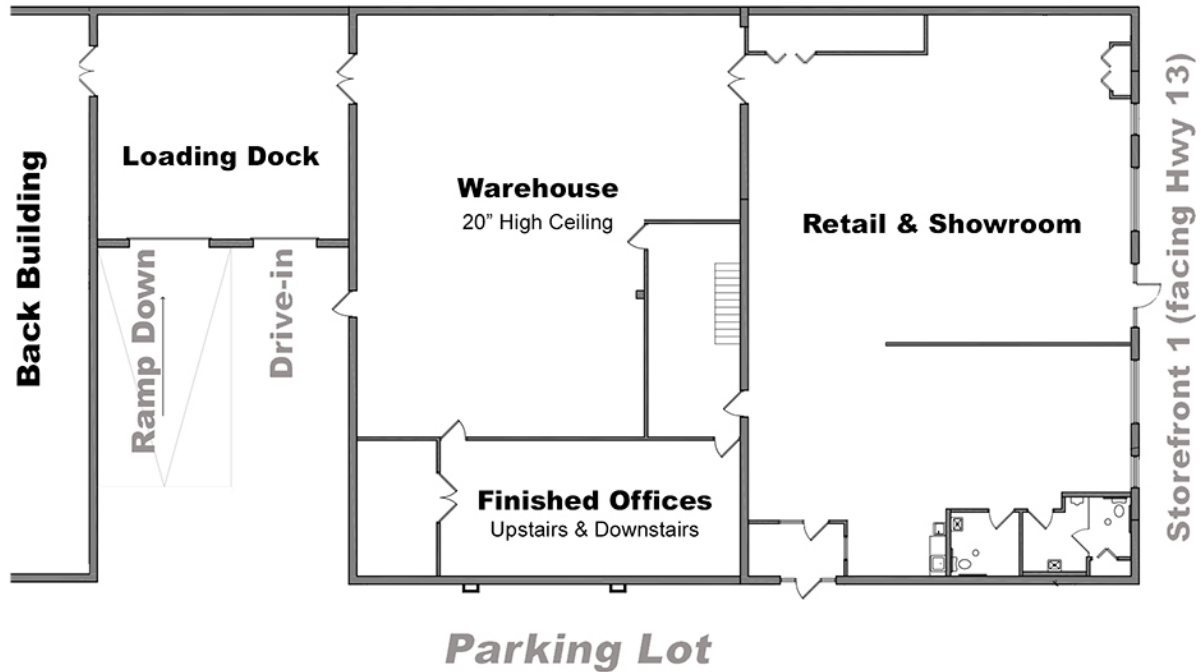
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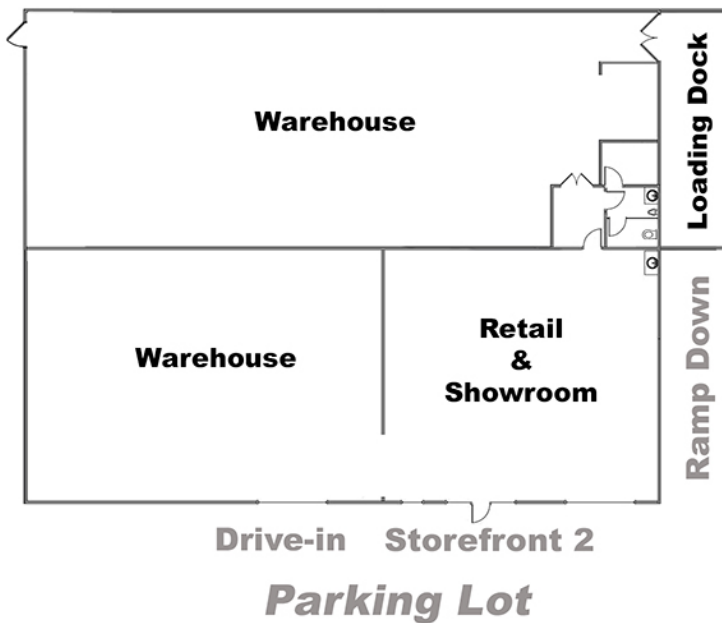
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FRONT BUILDING FLOOR PLAN



BACK BUILDING FLOOR PLAN



**OWNER-USER AND/OR
TENANT OCCUPANCY:**

- Front and/or back building may be leased to tenant(s) for income
- Separate utility meters allows separate billing for tenants
- 2 ADA restrooms in the front building;
1 additional restroom for the back building

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AERIAL VIEW



AMENITIES:

- Highway 13 frontage visibility, exposed to > 39,694 daily traffic
- Easy access to 35W with > 80,437 daily traffic
- Next to home improvement retail stores
- Easy access to major highways for large semi trucks
- Large and highly visible storefront and monument signage

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