



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Medford Industrial Land

6150 Frontage Road W
Medford, MN 55049

12.65 Acres

*Up to 168,000 SF
Build-to-Suit*



CONTACT

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Medford Land

PROPERTY HIGHLIGHTS

- Accessible & Visible from I-35
- Convenient to Downtown Medford, Medford outlets, Regional park & Nature Reserves
- 3 Minutes to I-35

PROPERTY PARCELS

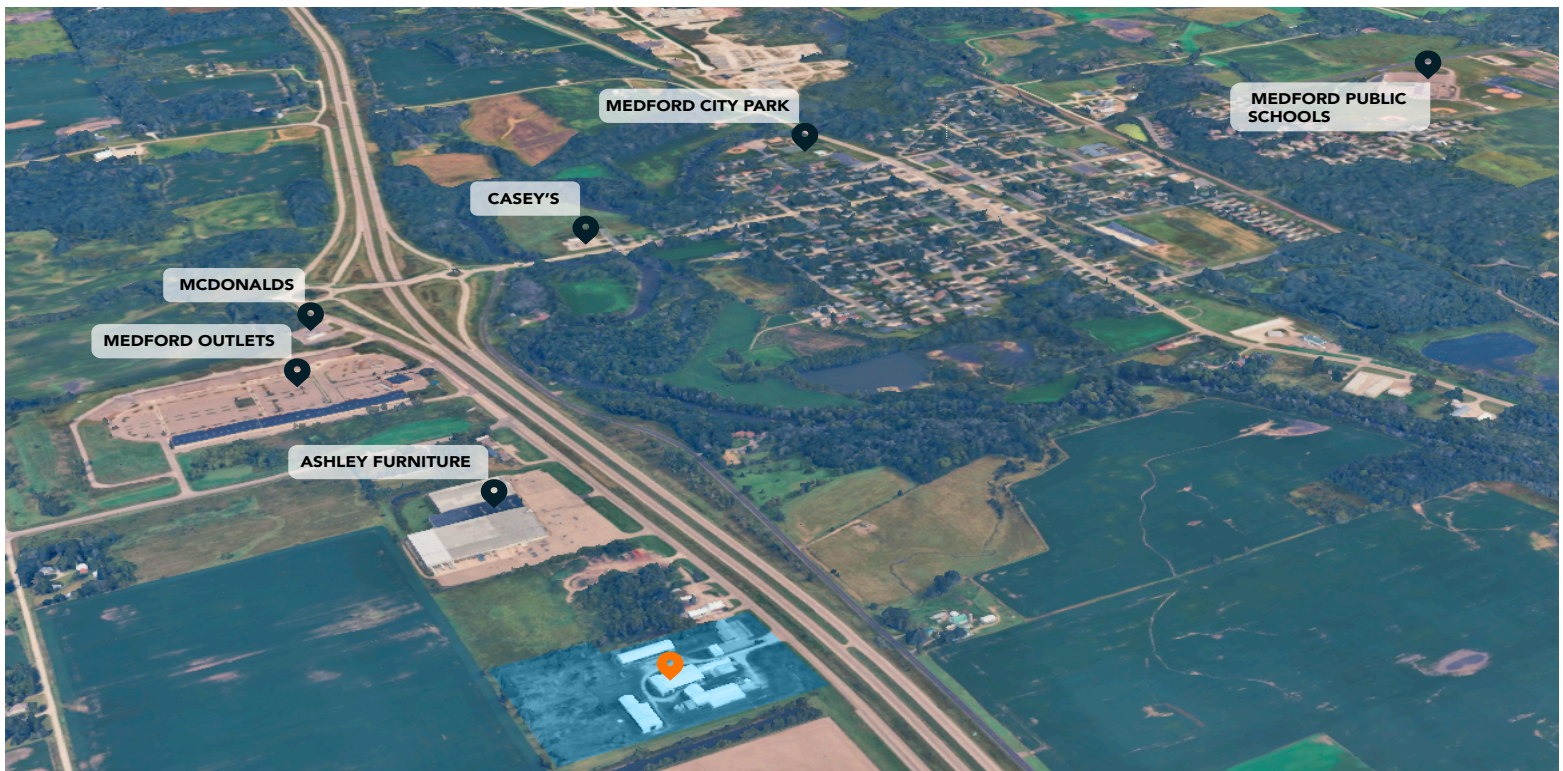
- PID #11-017-4204 (12.65 Acres)

TOPOGRAPHY

- Flat
- Current Use: Storage

ZONING | PUD Mixed Industrial - Light Industry

Preliminary discussions with Municipality for potential rezoning have begun. Contact broker for questions.



Specifications - Shell Building

The specifications provided represent a proposed build-to-suit building concept designed to meet a diverse range of potential needs. This building has not been constructed, and all details are subject to customization based on specific tenant requirements. Final specifications will be determined through the design and construction process

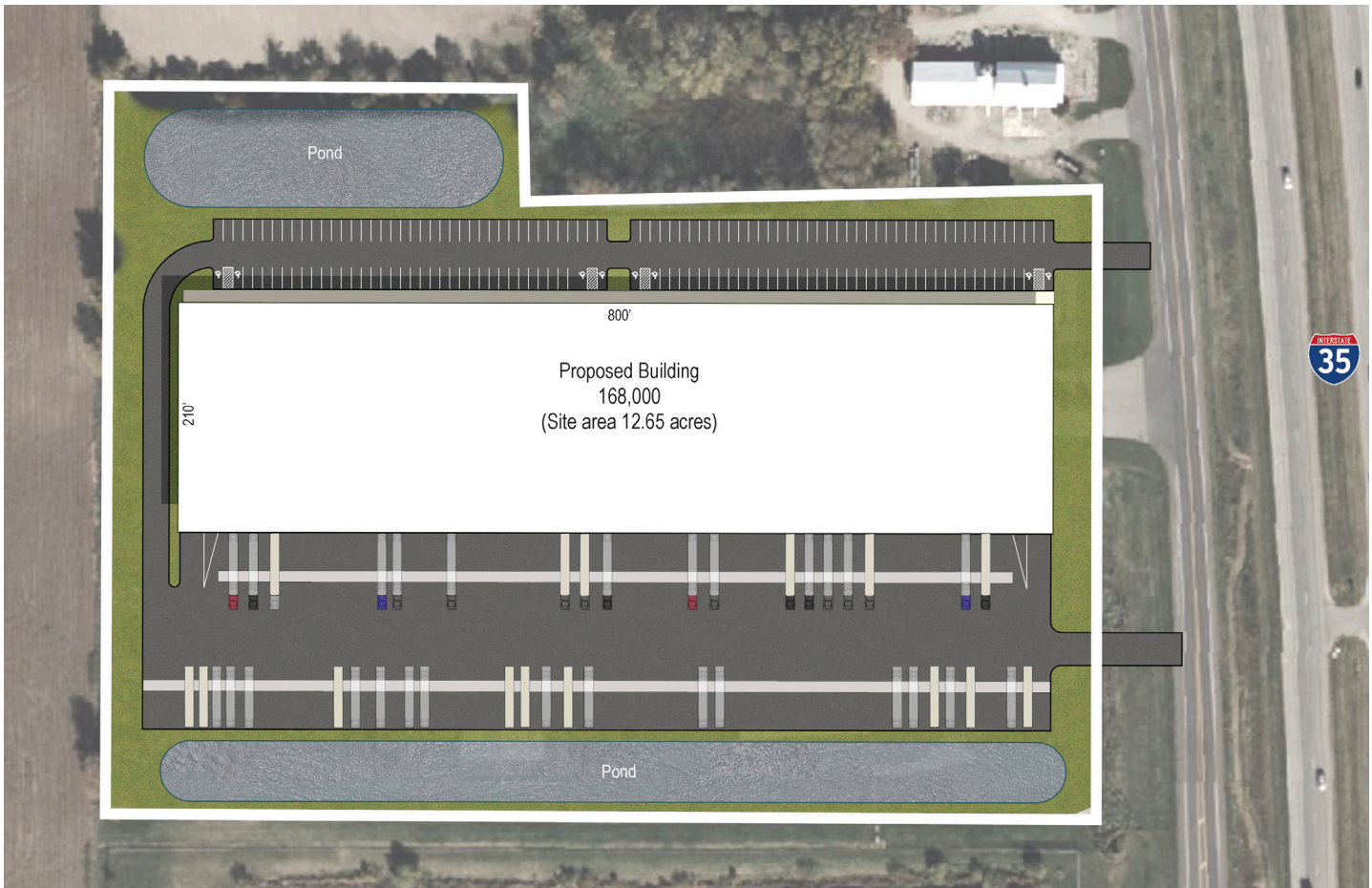
ZONING	PUD: Mixed Industrial
LAND USE	Existing Storage Buildings
PROPERTY ACCESS	Excellent Access
Nearby HWY	I-35 (1.3 Miles)
Airport Access	Owatonna Degner Regional Airport (3.4 Miles)
LOT SIZE	12.65 Acres
PROPOSED BUILDING	168,000 SF <i>*Built-to-suit</i>
Office	~10,000 SF
Warehouse	~158,000 SF
BUILDING CONSTRUCTION	Concrete Panel
FLOORS	Single-story
LIGHTING	~No interior lights
HEATING	Unit heaters for 55 degrees
AIR CONDITIONING	None

COLUMN SPACING	50' x 50'
POWER	2,000A / 480V 4/0 line 3-phase in place on West Frontage Road. Capable of supporting 600/1200 amps would need a transformer put in place
SLAB	7" Unreinforced on-grade concrete
CLEAR HEIGHT	32'
DOCKS	16 equipped dock positions
Levelers	Mechanical Dock Levelers
DRIVE-IN	2
PARKING	Built-to-suit
Employee	~154 Spaces
Truck Parking	~50 <i>*Storage Yard Outlot</i>



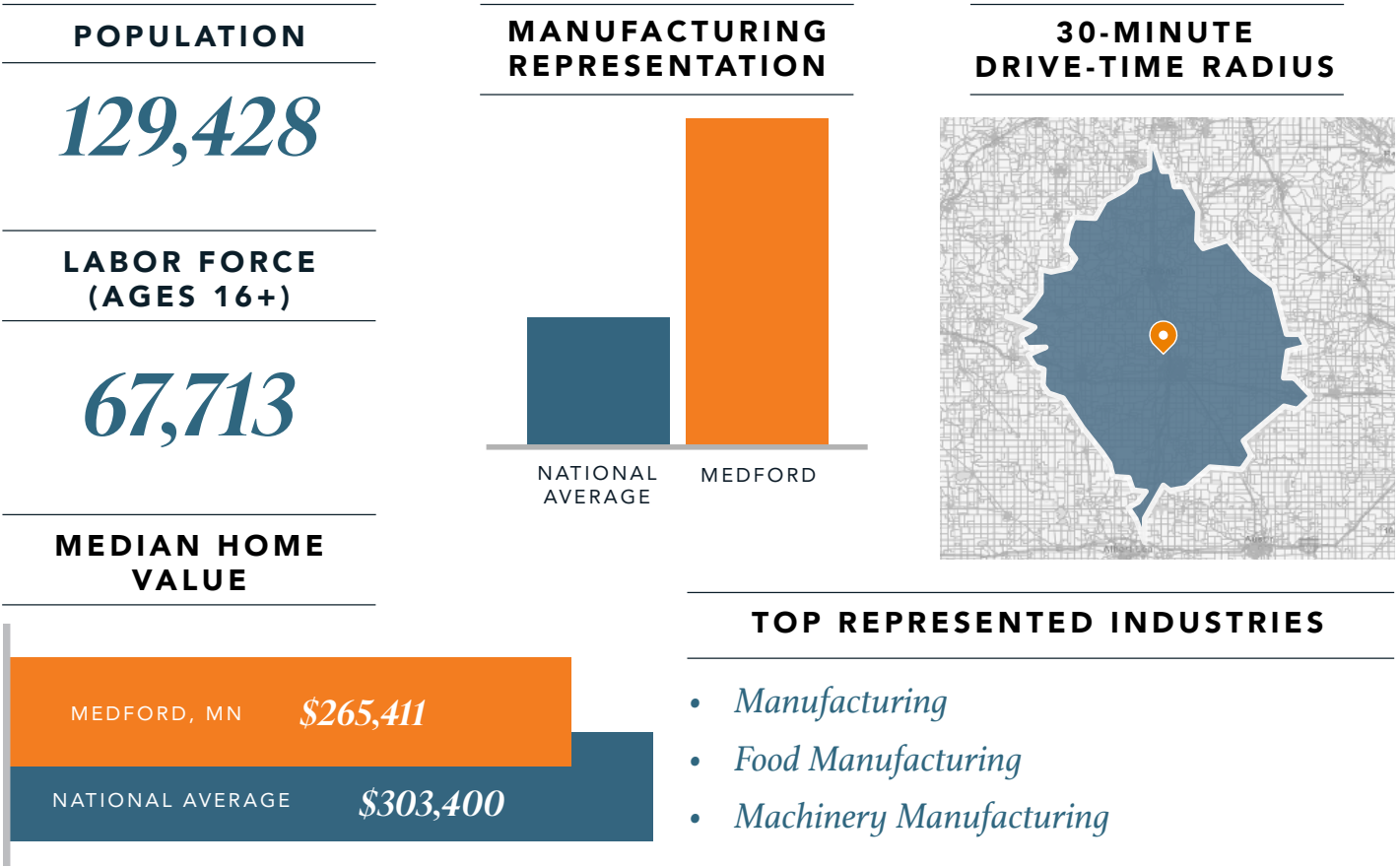
The images and specifications provided are a representation of the potential building to be constructed. These are not depictions of the actual building. The images and specifications have been supplied and approved by RJ Ryan Construction solely for marketing purposes and may not reflect the final design or construction.





LABOR SNAPSHOT MEDFORD

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



FOOD MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Laborers & Freight, Stock, & Material Movers	1,737	\$22.74/hour
Packaging & Filling Machine Operators	425	\$23.70/hour
Food Batchmakers	315	\$19.52/hour

MACHINERY MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	909	\$22.07/hour
Industrial Engineers	483	\$48.89/hour
Welders, Cutters, Solderers, & Brazers	439	\$26.97/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.