

FOR LEASE

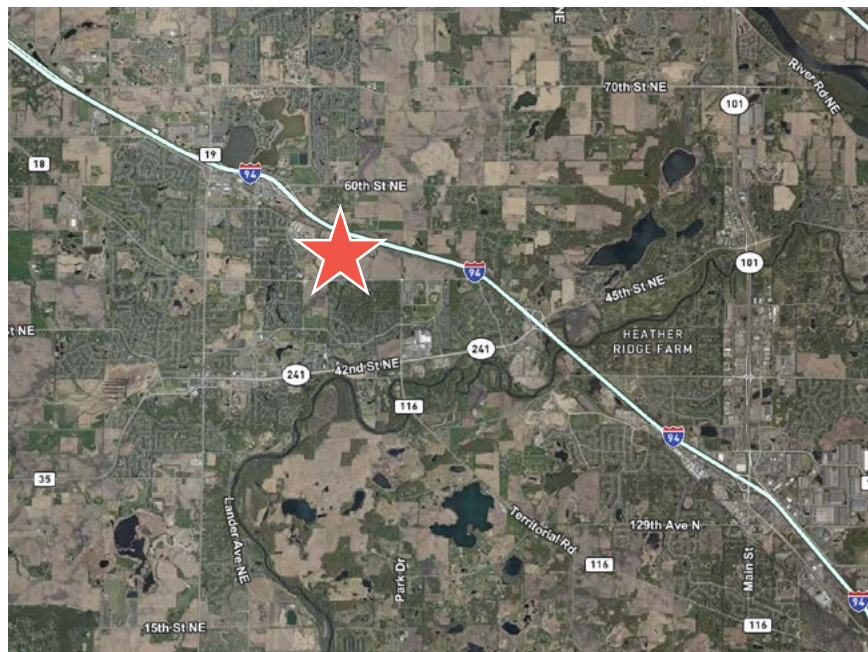
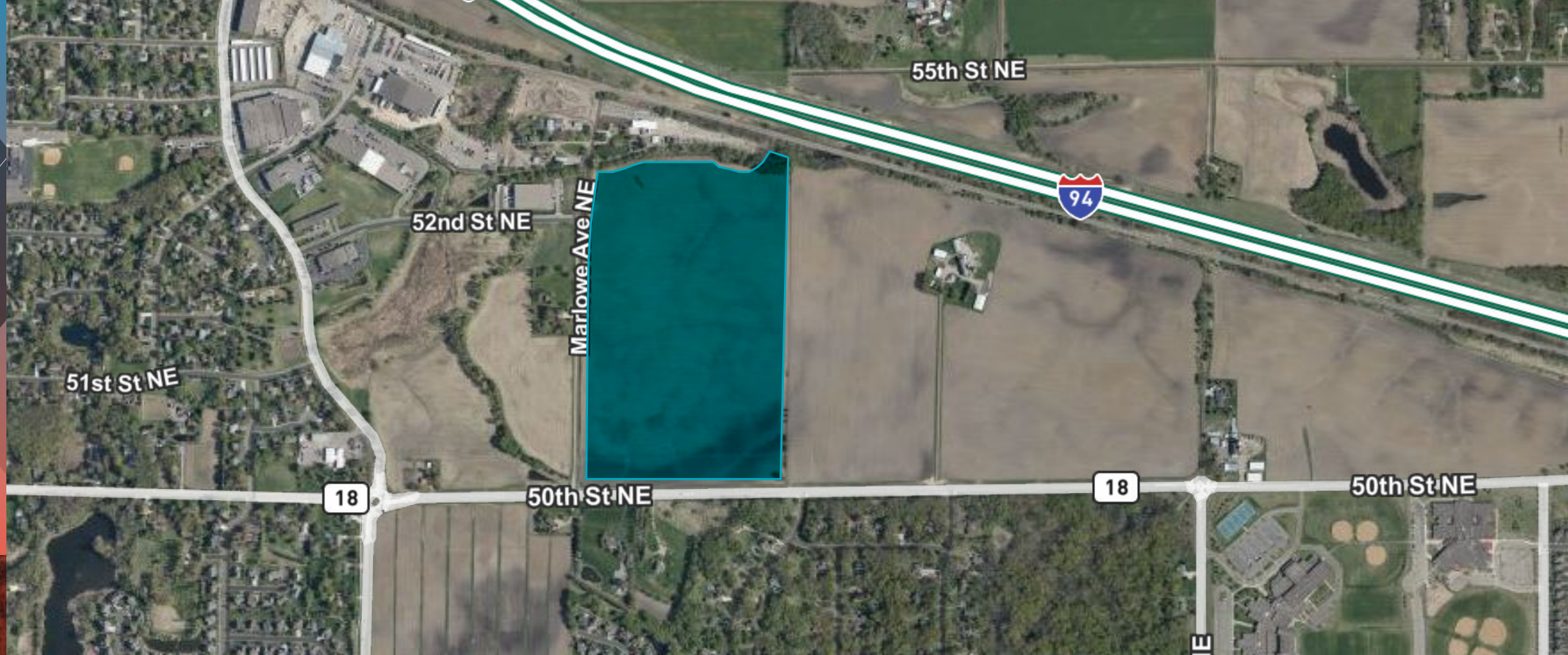
ALBERTVILLE INDUSTRIAL CENTER

5450 Marlowe Ave NE | Albertville MN



200K - 1M SF INDUSTRIAL/WAREHOUSE BUILDING





Property Features



SPACE AVAILABLE:
200,000 to 1,000,000 SF
• Office: Built-To-Suit



ACREAGE: 62.71 acres



LOADING DOORS: BTS



CLEAR HEIGHT: 24' - 40'



COLUMN SPACING: 50' x 50'
60' speed bays or BTS



OUTSIDE STORAGE: Available



RAIL: POSSIBLE ON CONCEPT
PLAN OPT. 1



PARKING:
• BTS car stalls
• BTS trailer stalls



TRUCK COURT DEPTH: 130' +



FIRE PROTECTION: ESFR system



POWER: Build-To-Suit

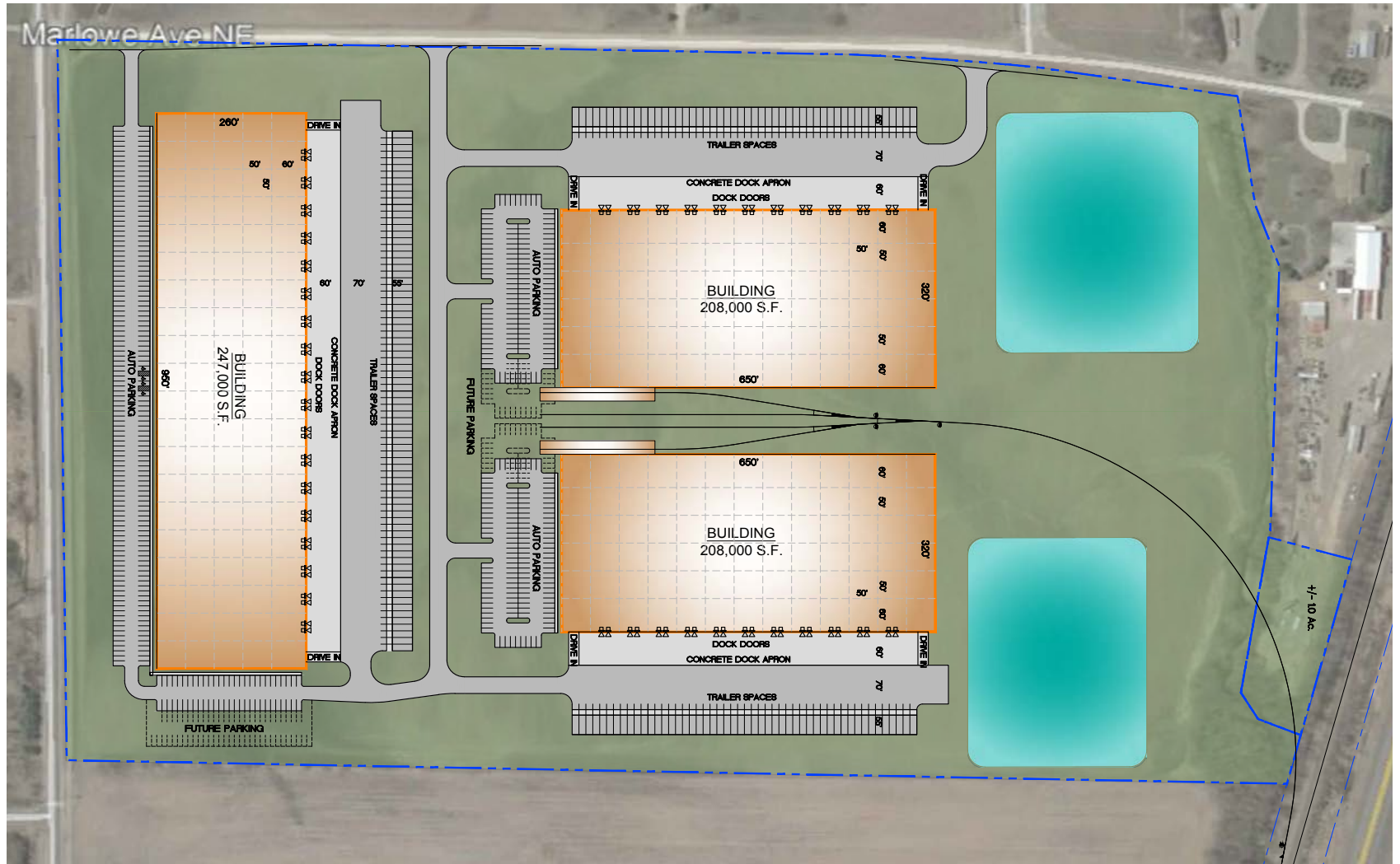


LEASE RATES: Negotiable

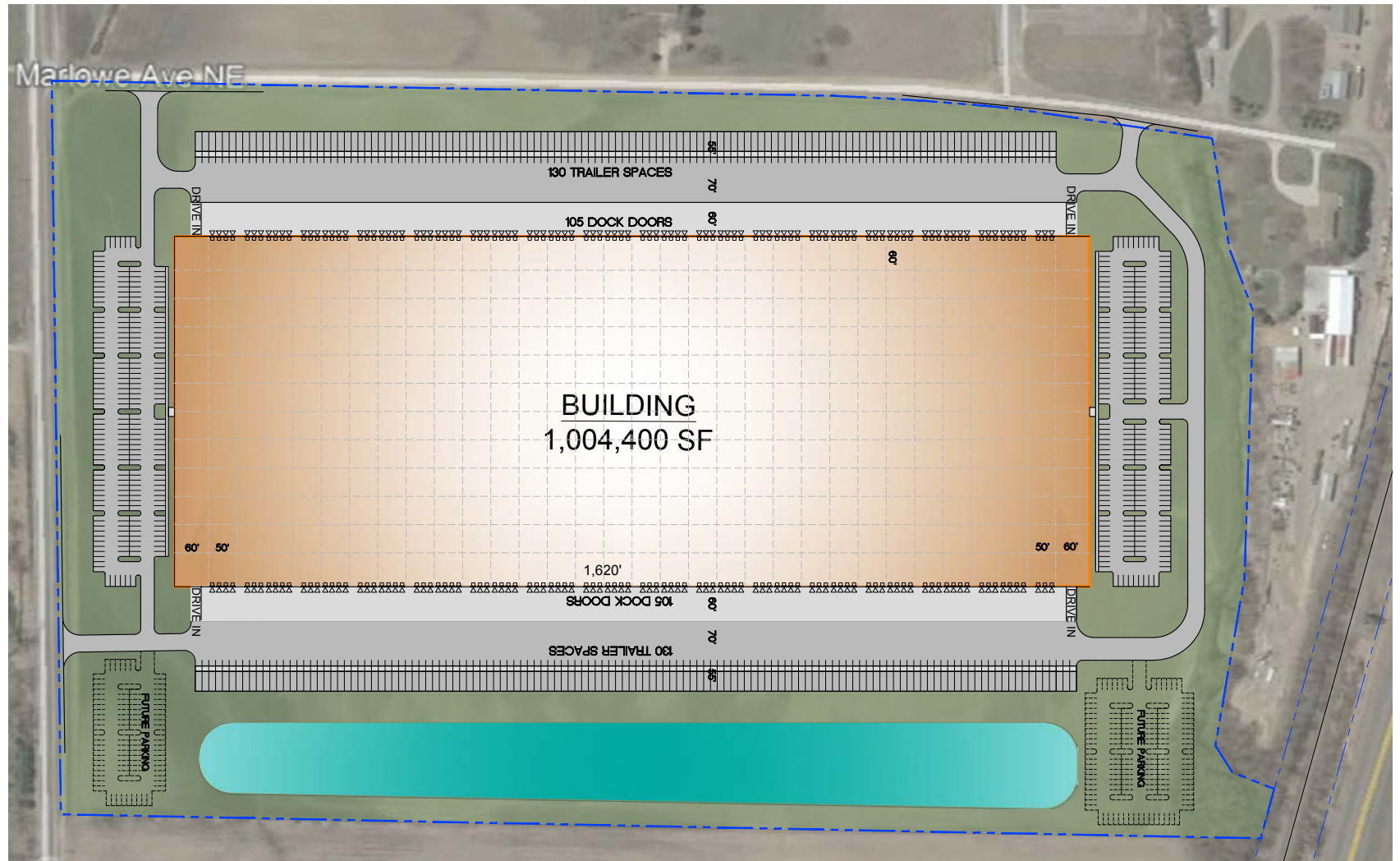


2024 TAX/CAM: \$1.50 PSF

CONCEPT SITE PLAN OPT. 1



CONCEPT SITE PLAN OPT. 2



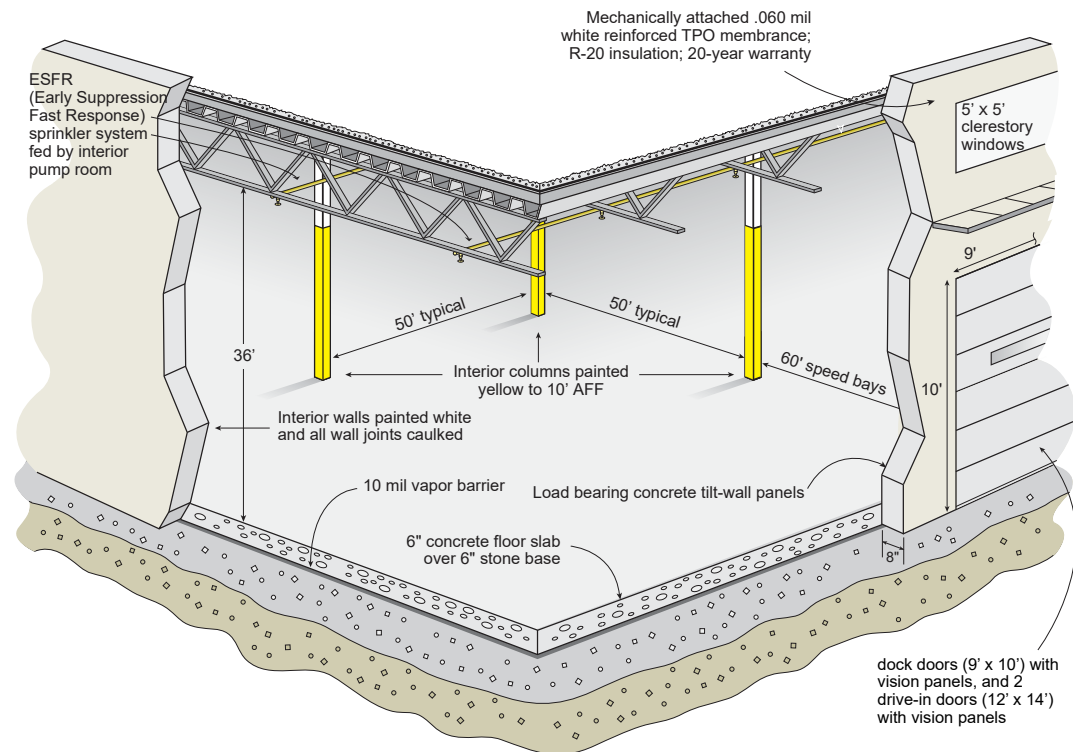
CONCEPT SITE PLAN OPT. 3



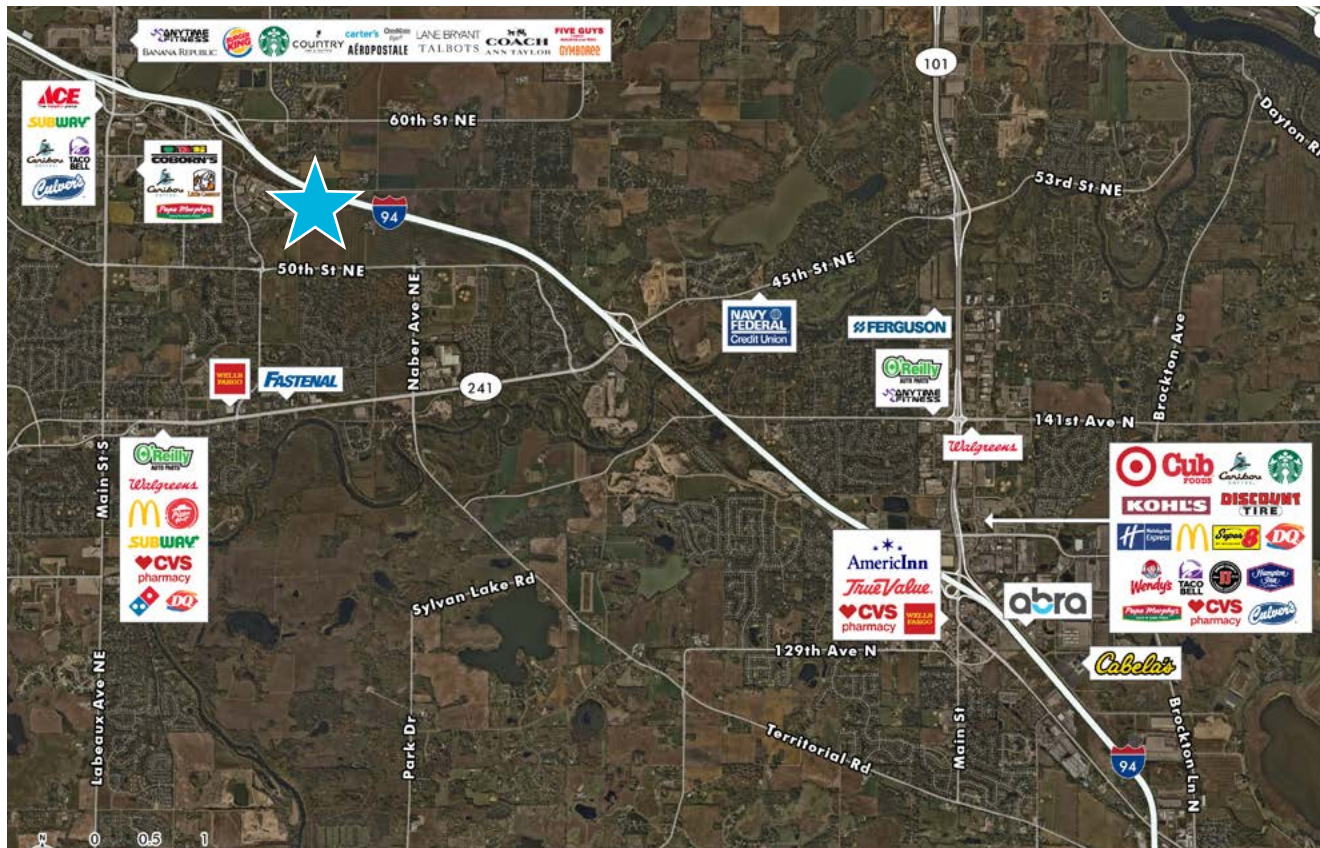
ELEVATIONS



WALL CUTAWAY



AMENITY MAP



AREA DEMOGRAPHICS

POPULATION

- Albertville Population: 7,303
- Wright County Population: 131,130

MEDIAN FAMILY INCOME

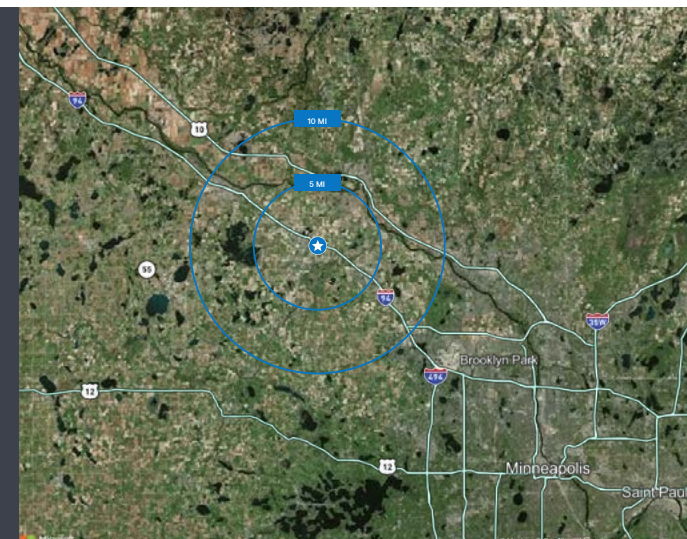
- Albertville: \$87,974
- Wright County: \$77,953

COUNTY WORKFORCE

- Albertville: 87% of individuals over age 16
- Wright County: 74.8% of individuals over age 16

PROMINENT INDUSTRIES IN THE REGION:

- Manufacturing: 17%
- Health Care & Social Assistance: 13.5%
- Retail Trade: 12%
- Construction: 9.9%
- Educational Services: 6.48%
- Finance & Insurance: 5.41%



ALBERTVILLE INDUSTRIAL CENTER

PLEASE CONTACT:

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