



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial/Commercial
Building

CONFIDENTIAL LISTING
CONTACT BROKER
EXCELLENT MED-TECH BUILDING

\$1 Million Price Reduction
MOTIVATED SELLER



**HUGE PRICE
REDUCTION**
~~\$7,299,000~~
\$6,299,000

**INDUSTRIAL/COMMERCIAL
BUILDING**

Building: 60,906/sf (5.10 Acres)

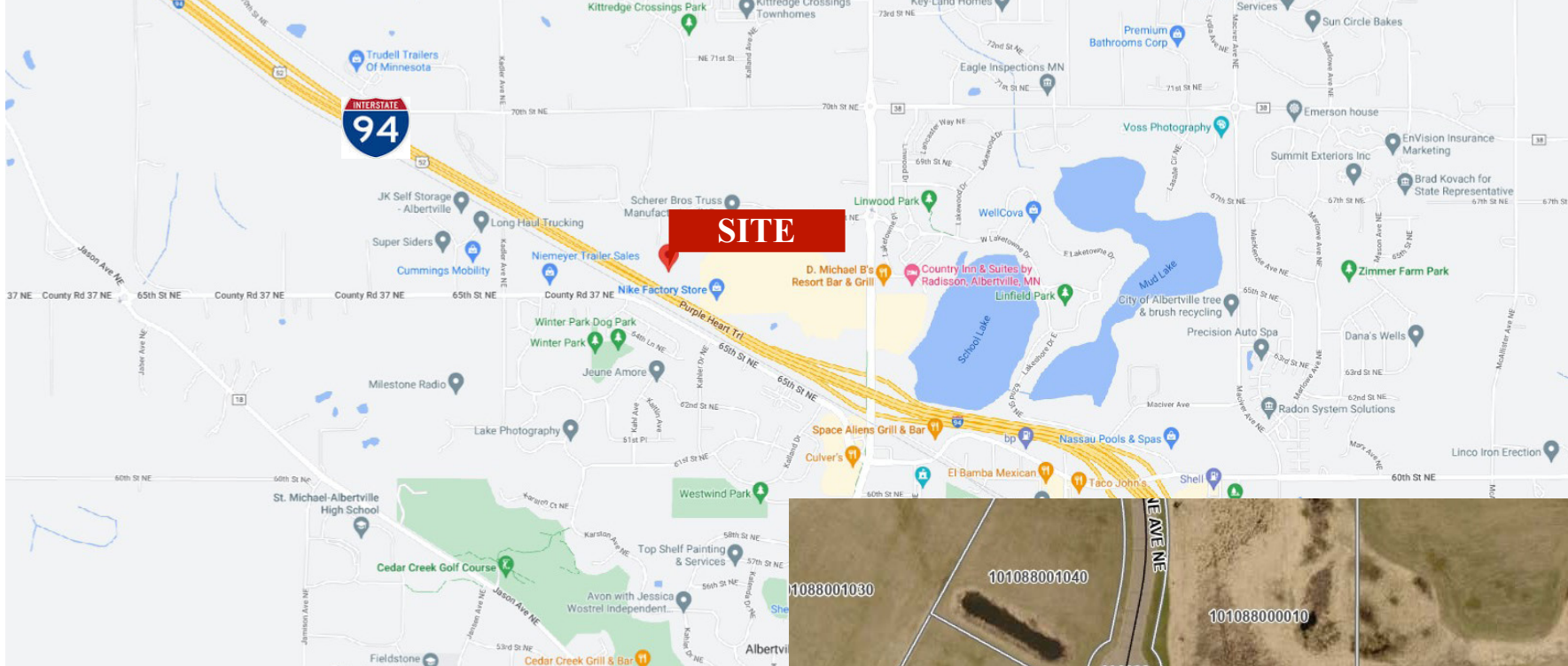
10575 Keystone Ave NE, Albertville, MN 55302

Wayne Elam, Broker

763.229.4982

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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



PROPERTY LOCATION

- * North Side of I-94
- * High Visibility to Interstate
- * Easy Interstate Access
- * Businesses in the Area:
Ashley Furniture, Albertville Outlet Mall, Kwik-Trip,
D Michael B's, Culver's, Taco John's, Scherer Bros Truss Mfg.,
Slumberland Furniture, White Smiles Family Dentistry,
Burger King, Country Inn & Suites and more...

TRAFFIC COUNTS - 2023

* I-94 - 57,284 VPD

* County Road 19 - 16,890 VPD

Link to Interior Video:
<https://vimeo.com/540751801>

PROPERTY OVERVIEW

Sales Price

\$7,299,000.00

\$6,499,000.00

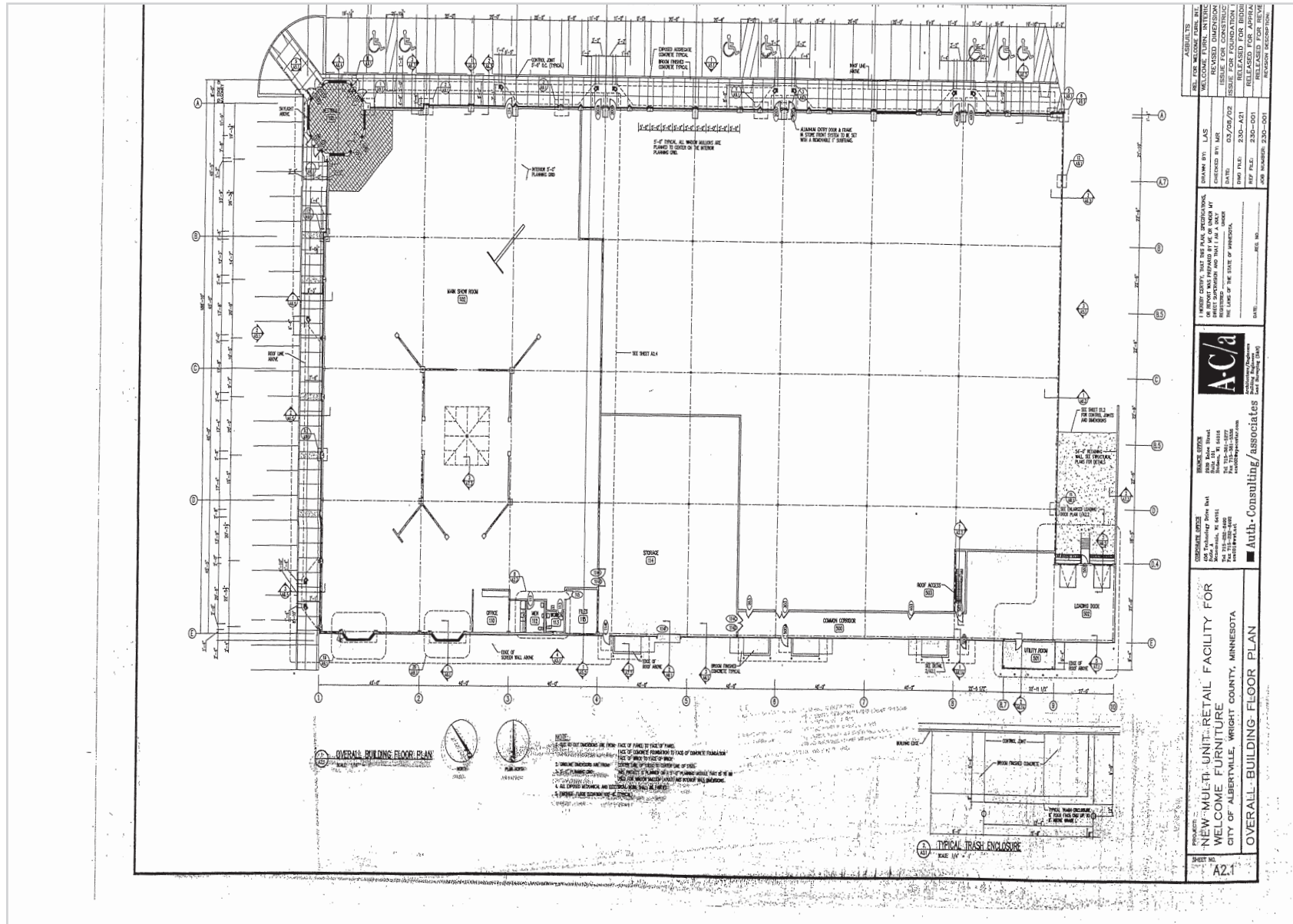
Reduced to \$6,299,000.00

Building Size	60,906/sf
Lot Size	5.10 Acres
County	Wright
PID	101-08800-1010
2024 Taxes	\$88,236.00
Zoned	Commercial/Light Industrial
Built	2002



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FLOOR PLAN



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EXTERIOR



PROPERTY INFORMATION

- * 21' 1-3/4" Clear Height in Warehouse (Slopes to 17' 9-1/2")
- * Column Spacing: 40' x 40'
- * Loading Dock Area 13' 3-1/2" Clear
- * (1) Overhead Door 10'x10' Drive-In
- * (2) Overhead Dock High Doors
- * Electrical: 800 Amps 480/277 3-Phase
- * High Finish Level with Extensive Glass on Front of Building
- * Great Lighted Pylon Sign with High Visibility
- * Fully Air-Conditioned
- * 1-Story Building
- * Fully Sprinkled
- * 226 Parking Spaces + 6 Handicap
- * 4" Concrete Floor Throughout
- * High Finish Breakroom

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