

# 13981 Industry Ave. Becker, MN

**AG** AGRIMSON GROUP

## \$849,000.00

 **JPW Realty**

### Contact Info

Agrimson Group

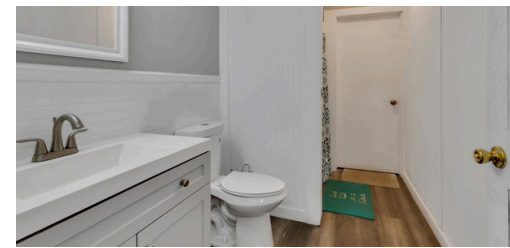
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### Investment Highlights

- Large Warehouse Space
- New Roof, Furnace, and A/C
- Great Location
- Many Permitted Uses



### Executive Summary

Discover this exceptional commercial real estate opportunity with this prime industrial warehouse building.

Boasting 1,280sq.ft of office space with 2 private offices, a conference room, and a spacious reception area. This property is perfectly equipped for your professional needs. Also includes a full kitchen and modern bathroom amenities ensuring a comfortable work environment.

Large 6,870sq.ft warehouse area with in-floor heat, great lighting, overhead and dock doors, and much more. Notable upgrades include a new furnace, A/C, and roof in 2023 providing long-term peace of mind. Building has full sprinkler system.

Situated on a large 2.49 acre lot, this property offers limitless potential. Its strategic location provides easy access to Highway 10, simplifying logistics. Whether you're considering expansion, need additional warehouse space, or dreaming of a new home for your business, this property accommodates a wide range of possibilities. For Sale or Lease

1800sq.ft of warehouse space was demised and is currently being leased out to a long term tenant providing extra cashflow. Tenant desires to stay and executed lease is in place.

