

INDUSTRIAL FOR SALE

940 6TH AVE NE

940 6TH AVE NE, MILACA, MN 56353



FOR SALE

KW COMMERCIAL - LAKE MINNETONKA

13100 West Wayzata Boulevard
Minnetonka, MN 55305

PRESENTED BY:

JEFF MEEHAN

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jeff.meehan@kwcommercial.com

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

940 6TH AVE NE, MILACA, MN 56353



OFFERING SUMMARY

PRICE:	\$899,000
BUILDING SF:	Approximately 12,000 SF Plus Mezzanine
PRICE / SF:	\$74.92/SF
LOT SIZE:	2.07 AC
WAREHOUSE SF:	8,600 SF
OFFICE & LAB SPACE	Approximately 1,700 SF on 1st floor
MEZZANINE OFFICE	Approximately 1,700 SF
DOCK DOORS:	2
GRADE DOORS:	1
CLEAR HEIGHT:	Approximately 18'
POWER:	800 Amp, 600 volt, 3 phase, 4 wire
YARD:	Approximately 1 acre truck court, parking
YEAR BUILT:	1999
PID	21-561-0040

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PROPERTY OVERVIEW

This well-maintained industrial facility features a combination of functional space and modern amenities. It includes dock and drive-in doors for flexible loading capabilities, and a truck court engineered specifically to accommodate semi-truck traffic.

Inside, the property boasts nicely appointed 1st floor office space with reception area, men's and women's restrooms and a lab area with natural light provided by windows.

The mezzanine includes 4 modern offices, a conference room, break room with kitchenette and a unisex restroom.

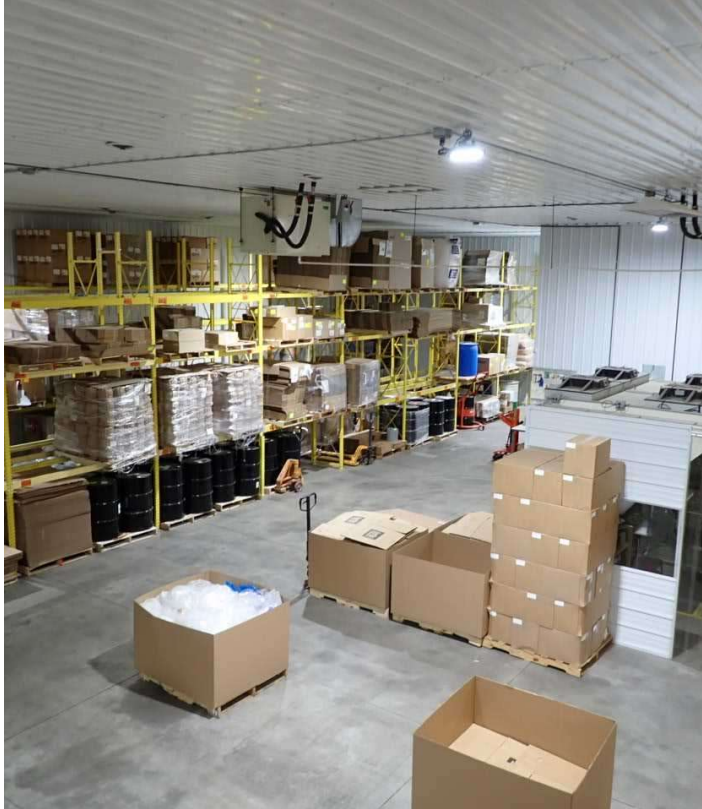
The building is powered by 800 AMP, 600 volt, 3-phase electrical service, suitable for a wide range of industrial operations. the ware house has updated LED lighting for energy efficiency.

The facility is equipped with a geothermal heating and cooling system, offering energy-efficient climate control, along with central air conditioning in the office area for added comfort.

Strategically located within Milaca's Industrial Park, the property offers excellent connectivity—just off State Highway 169, 40 miles north of I-94, and 30 miles northeast of St. Cloud—making it an ideal hub for regional distribution or manufacturing.

LOCATION & HIGHLIGHTS

940 6TH AVE NE



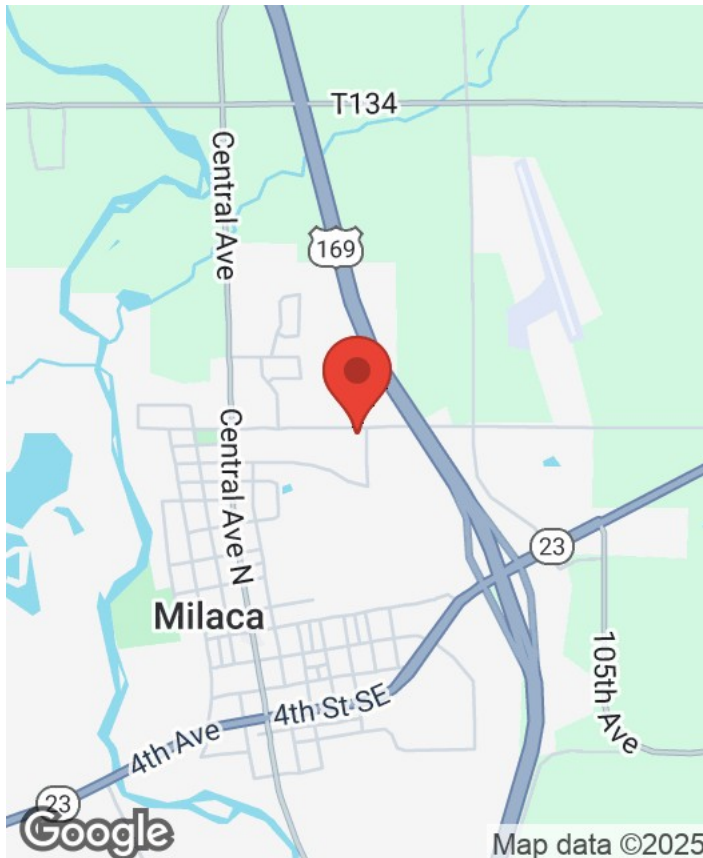
LOCATION INFORMATION

Building Name: 940 6th Ave NE
Street Address: 940 6th Ave NE
City, State, Zip: Milaca, MN 56353
County: Mille Lacs
Cross Streets: 10th St NE

LOCATION OVERVIEW

Located in Milaca's Industrial park just 40 miles north of I94, off State Hwy 169.

Located 30 miles NE of St, Cloud



PROPERTY HIGHLIGHTS

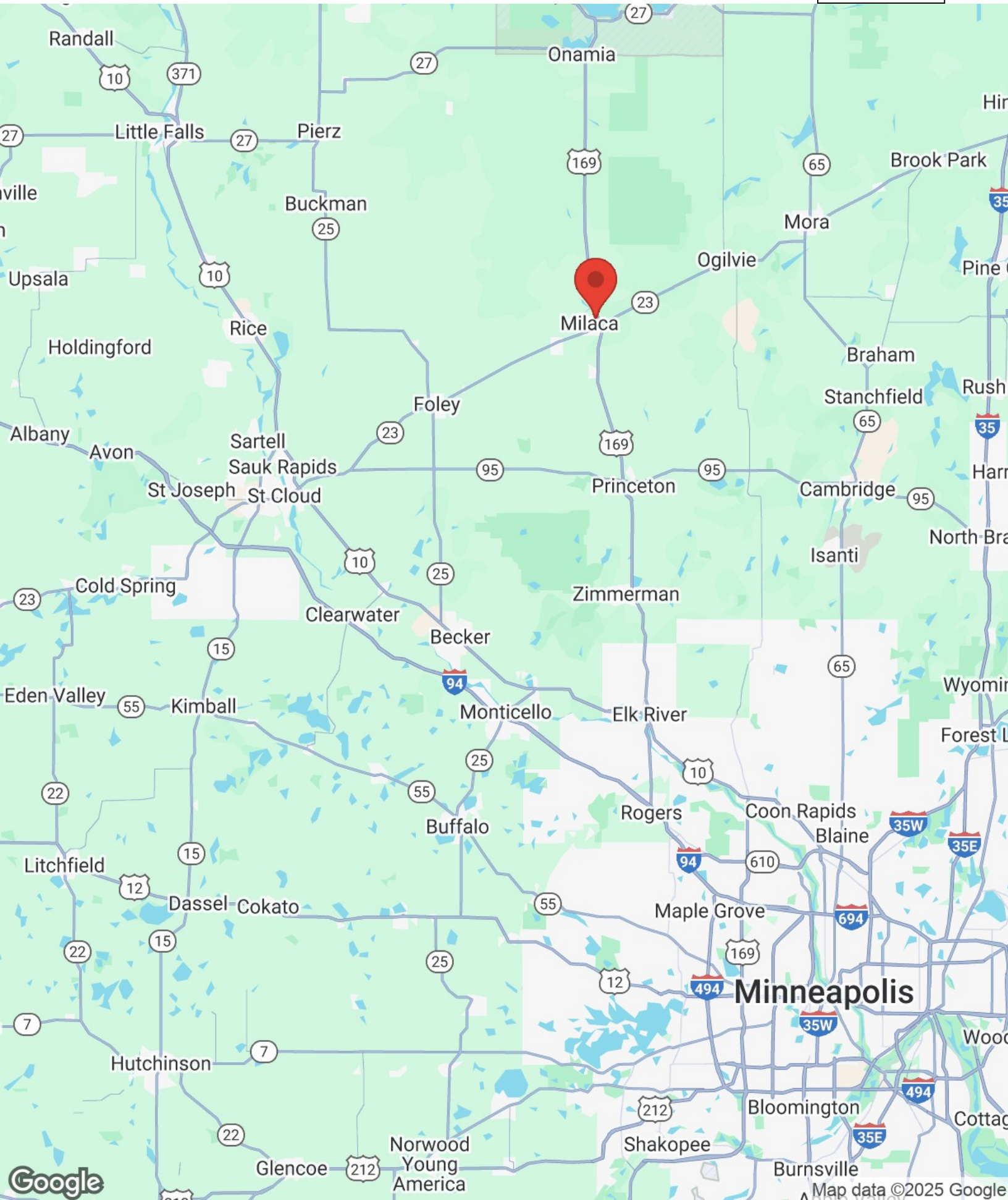
- Truck Court excavated and built to handle semi traffic
- Ample power
- Geothermal capable of heating and cooling the building
- Office area has Central AC

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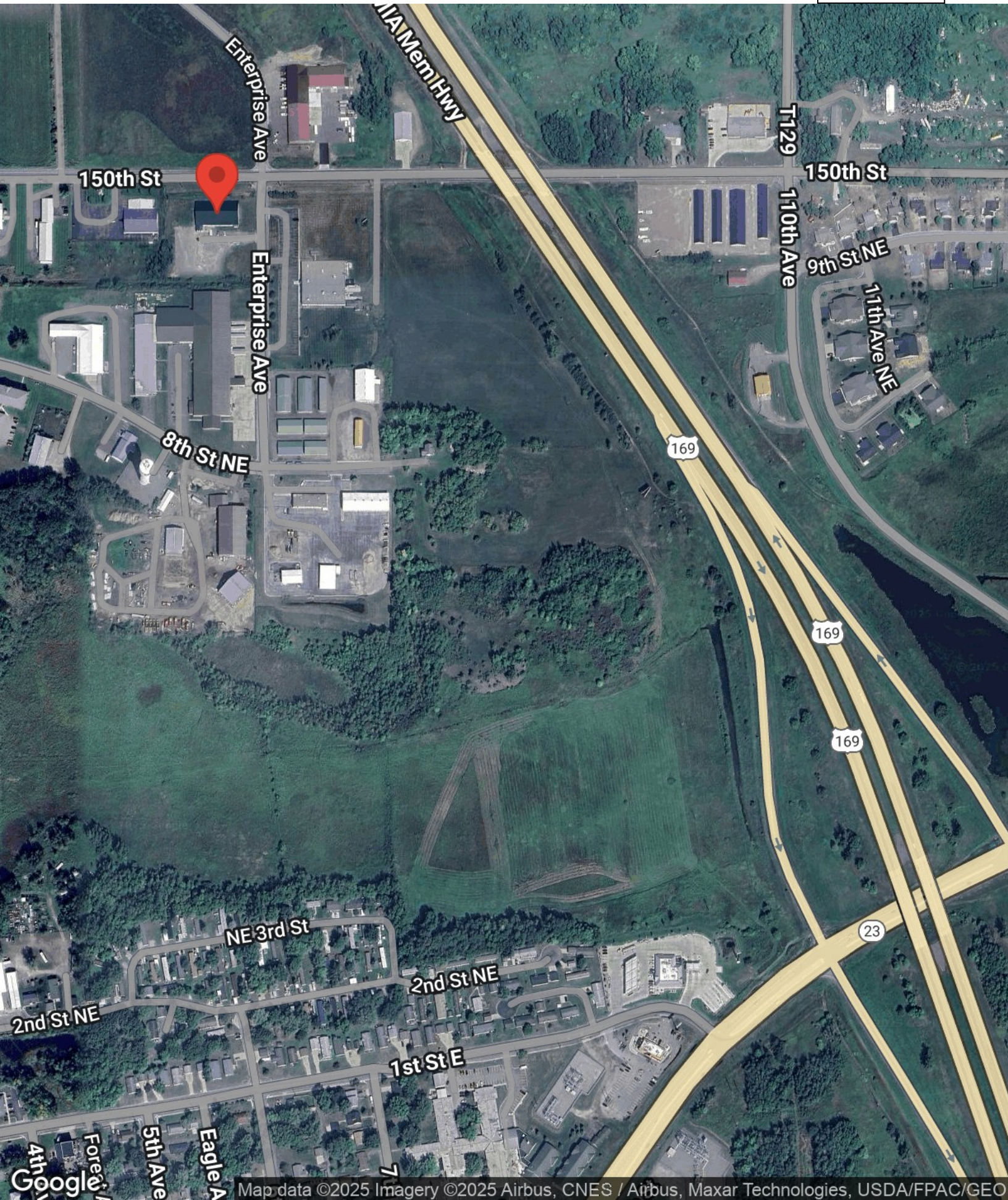
REGIONAL MAP

940 6TH AVE NE



AERIAL MAP

940 6TH AVE NE





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.		
	Date: 6/19/2025	
	This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

PHOTOS

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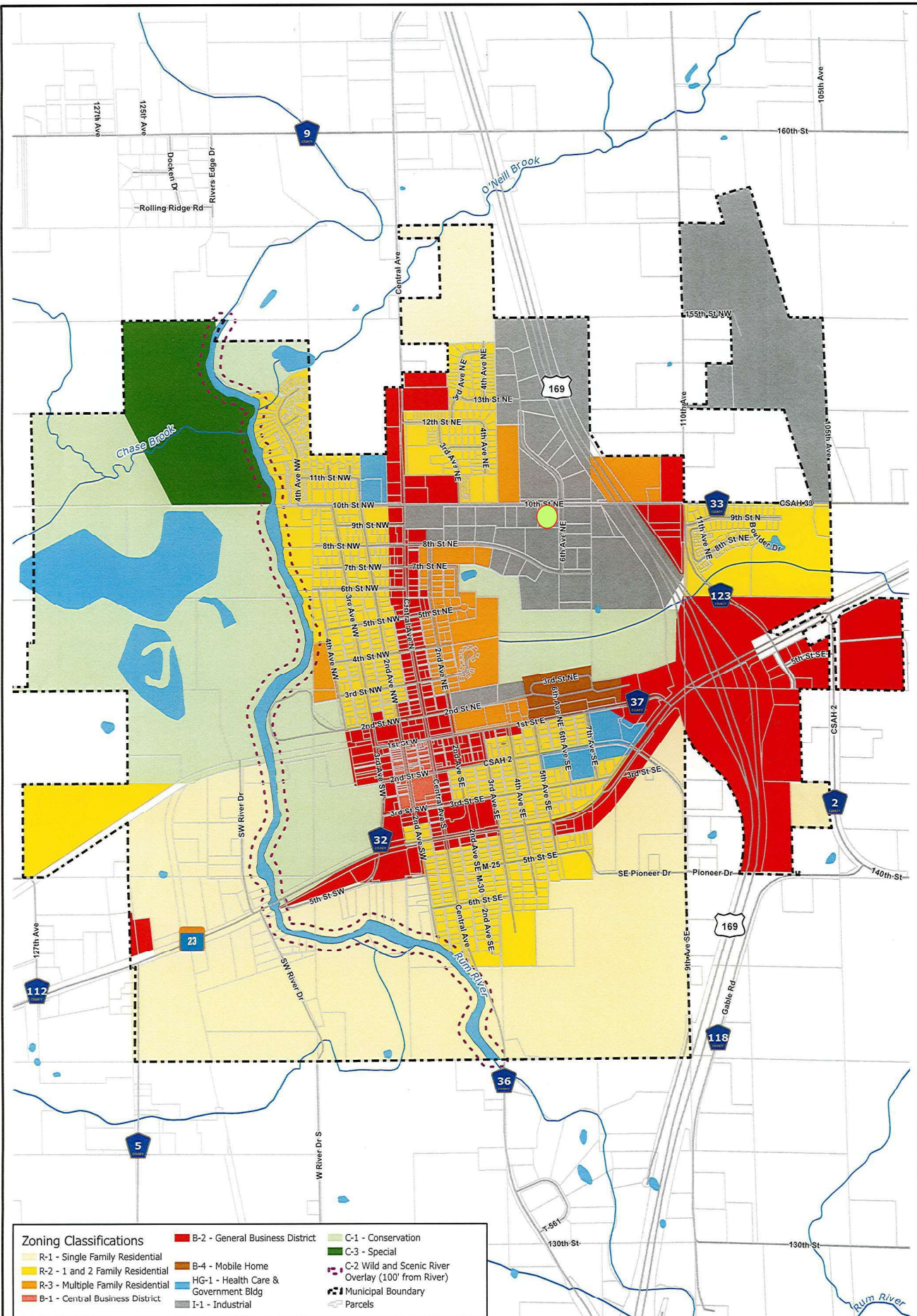
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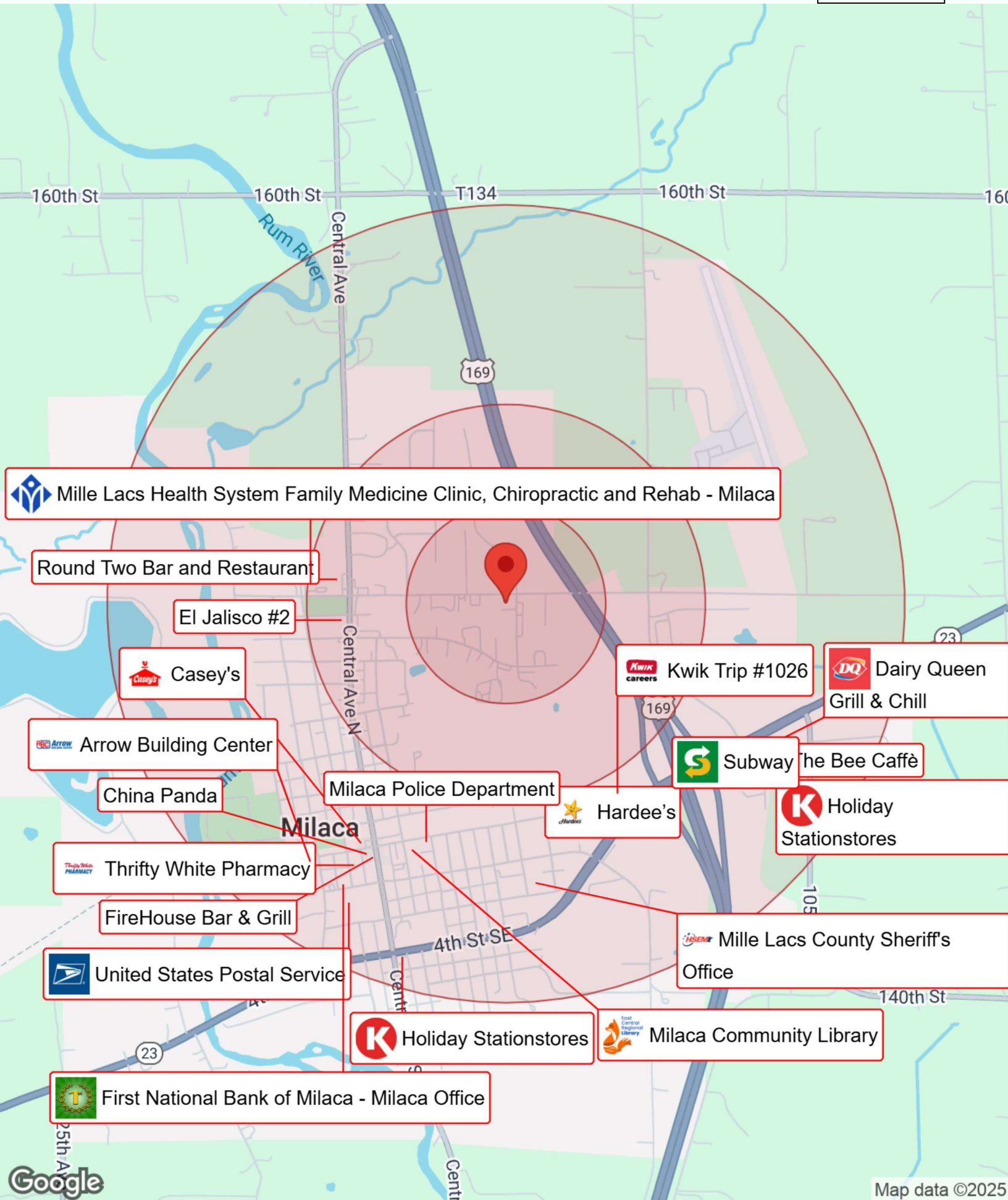
CITY OF MILACA, MN **ZONING MAP** **September 2023**




Notes:
 1. Coordinate System: NAD 1983 HARN Adj MN
 2. Data Sources: Milaca County, US Fish and Wildlife

BUSINESS MAP

940 6TH AVE NE




 Mille Lacs Health System Family Medicine Clinic, Chiropractic and Rehab - Milaca


Round Two Bar and Restaurant

El Jalisco #2


 Casey's

 Arrow Building Center


China Panda

 Thrifty White Pharmacy

FireHouse Bar & Grill


 United States Postal Service

Milaca Police Department


 Hardee's


 Kwik Trip #1026


 Dairy Queen Grill & Chill


 Subway The Bee Caffè

 Holiday Stationstores

 Mille Lacs County Sheriff's Office

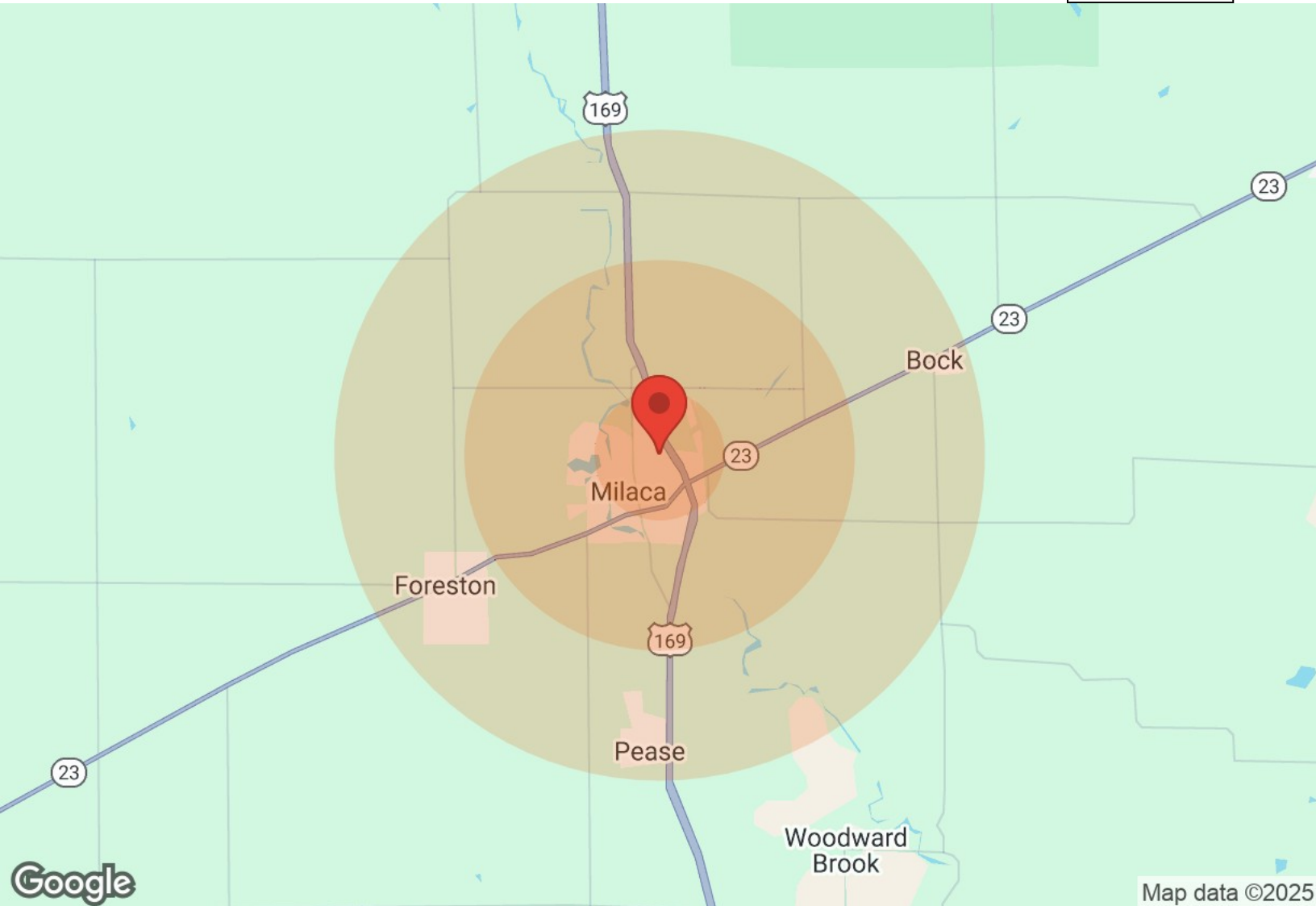
 Holiday Stationstores

 Milaca Community Library

 First National Bank of Milaca - Milaca Office

DEMOGRAPHICS

940 6TH AVE NE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,585	3,336
Female	N/A	1,850	3,441
Total Population	N/A	3,435	6,777

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	690	1,445
Ages 15-24	N/A	434	976
Ages 25-54	N/A	1,187	2,404
Ages 55-64	N/A	358	758
Ages 65+	N/A	766	1,194

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,397	6,728
Black	N/A	4	4
Am In/AK Nat	N/A	23	23
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	7
Multi-Racial	N/A	22	44

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$33,115	\$45,531
< \$15,000	N/A	354	419
\$15,000-\$24,999	N/A	224	304
\$25,000-\$34,999	N/A	192	310
\$35,000-\$49,999	N/A	284	486
\$50,000-\$74,999	N/A	223	549
\$75,000-\$99,999	N/A	112	349
\$100,000-\$149,999	N/A	94	191
\$150,000-\$199,999	N/A	4	55
> \$200,000	N/A	4	13

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,797	3,111
Occupied	N/A	1,627	2,858
Owner Occupied	N/A	962	2,095
Renter Occupied	N/A	665	763
Vacant	N/A	170	253

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