

# Industrial Building for Sale

636 39th AVENUE NORTHEAST | COLUMBIA HEIGHTS, MN

17,340 Sq. Ft. Building

I-2 Industrial Zoning

Fenced & Secured Parking Lot



## Cetra Partners

4455 White Bear Parkway, Suite 600  
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# Property Overview

## LOCATION

636 39th Avenue Northeast  
Columbia Heights, MN 55421

## BUILDING SIZE

17,340 Sq. Ft. Total

## SITE SIZE

1.41 Acres

## LOADING

Five (5) Drive-In Doors

## CLEAR HEIGHT

14'

## ANOKA COUNTY PID#

35-30-24-43-0051

## ZONING

I-2 Industrial

## 2026 EST. RE TAXES

\$59,740.80

## SALE PRICE

**\$2,525,000.00**

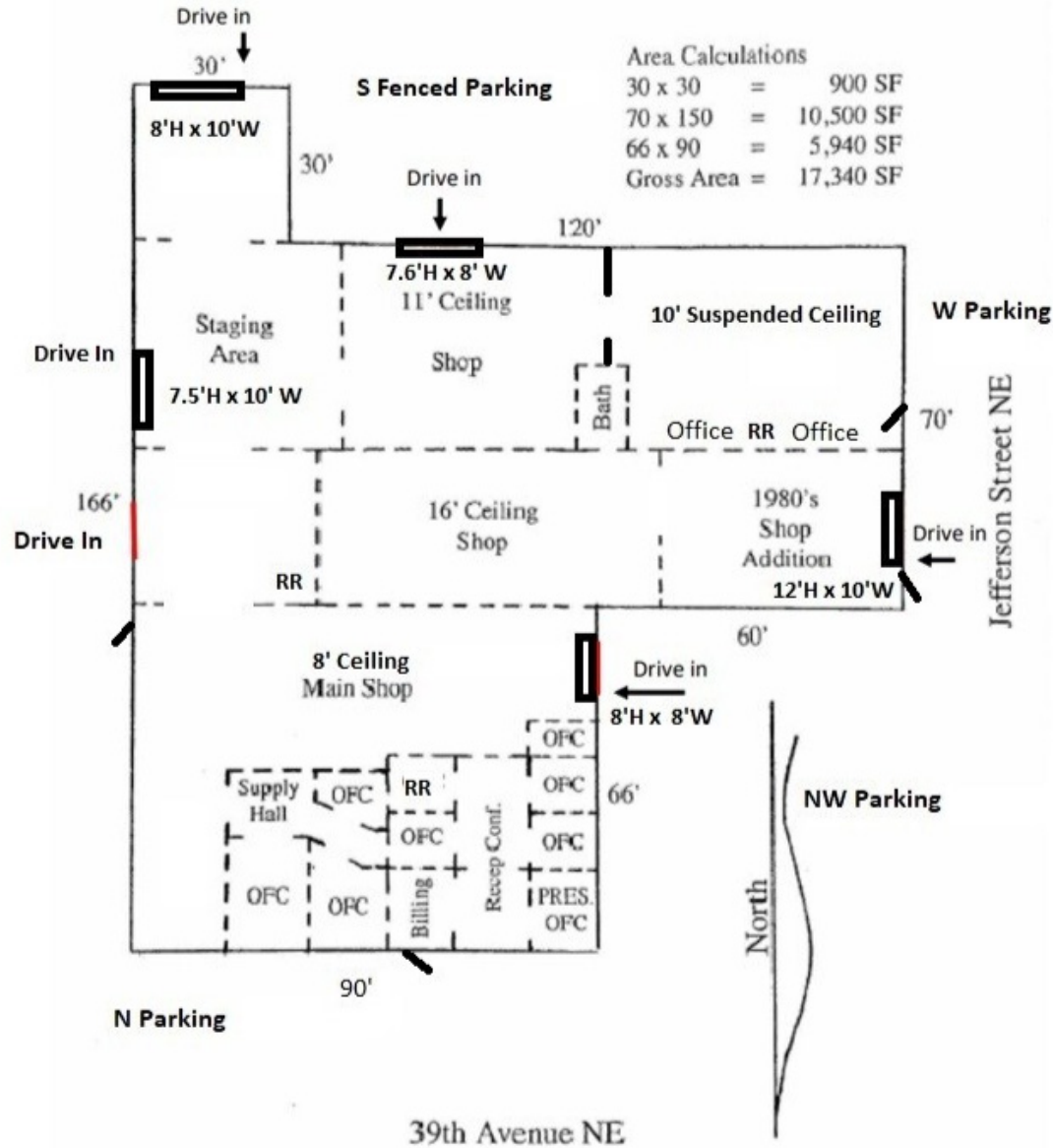


- Great Visibility and Access to Hwy 65 and Hwy 47
- Fenced-In and Secured Parking Lot

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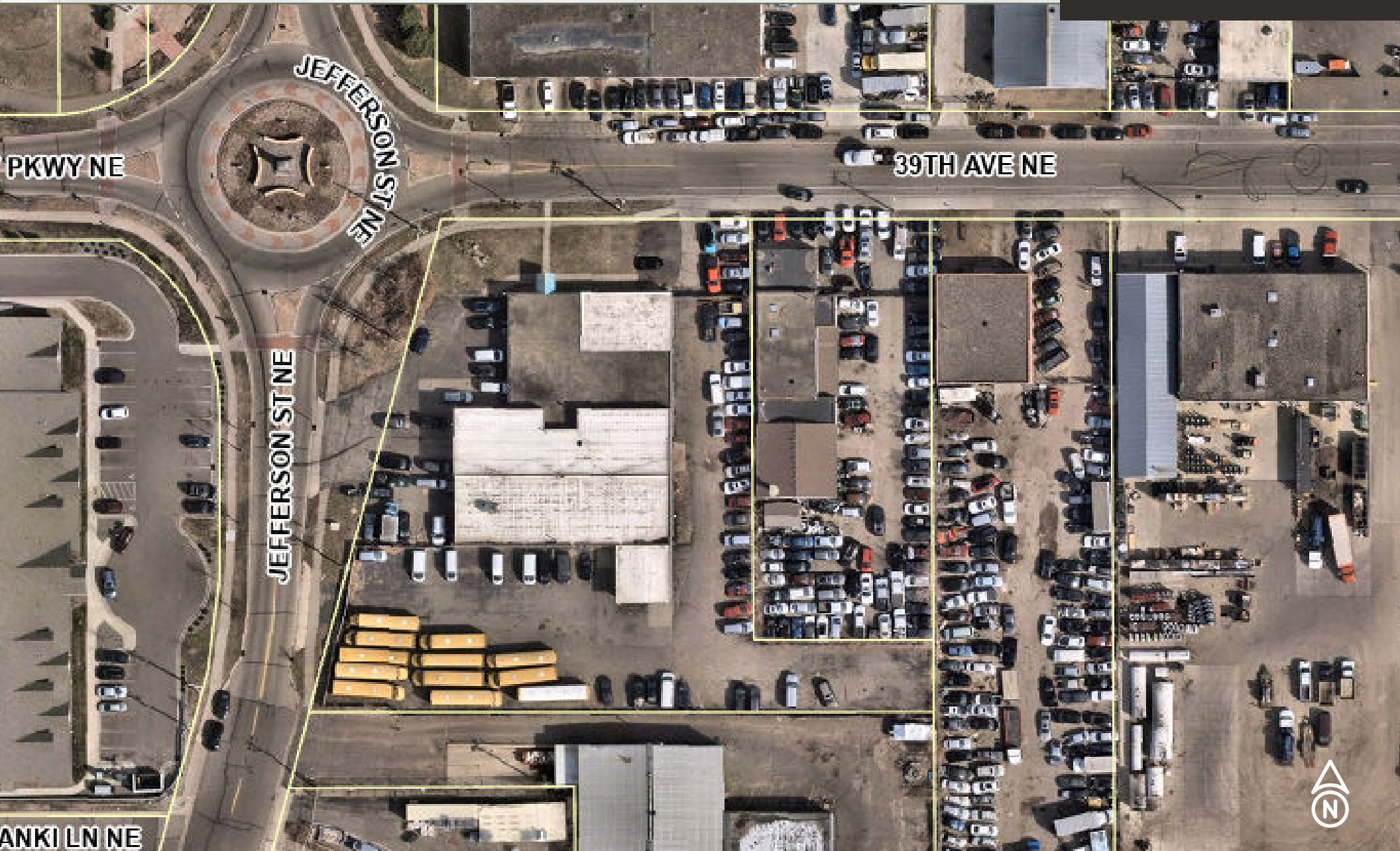
Floor Plan -  
17,340 Sq. Ft. Available



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GIS Map -  
17,340 Sq. Ft. Available



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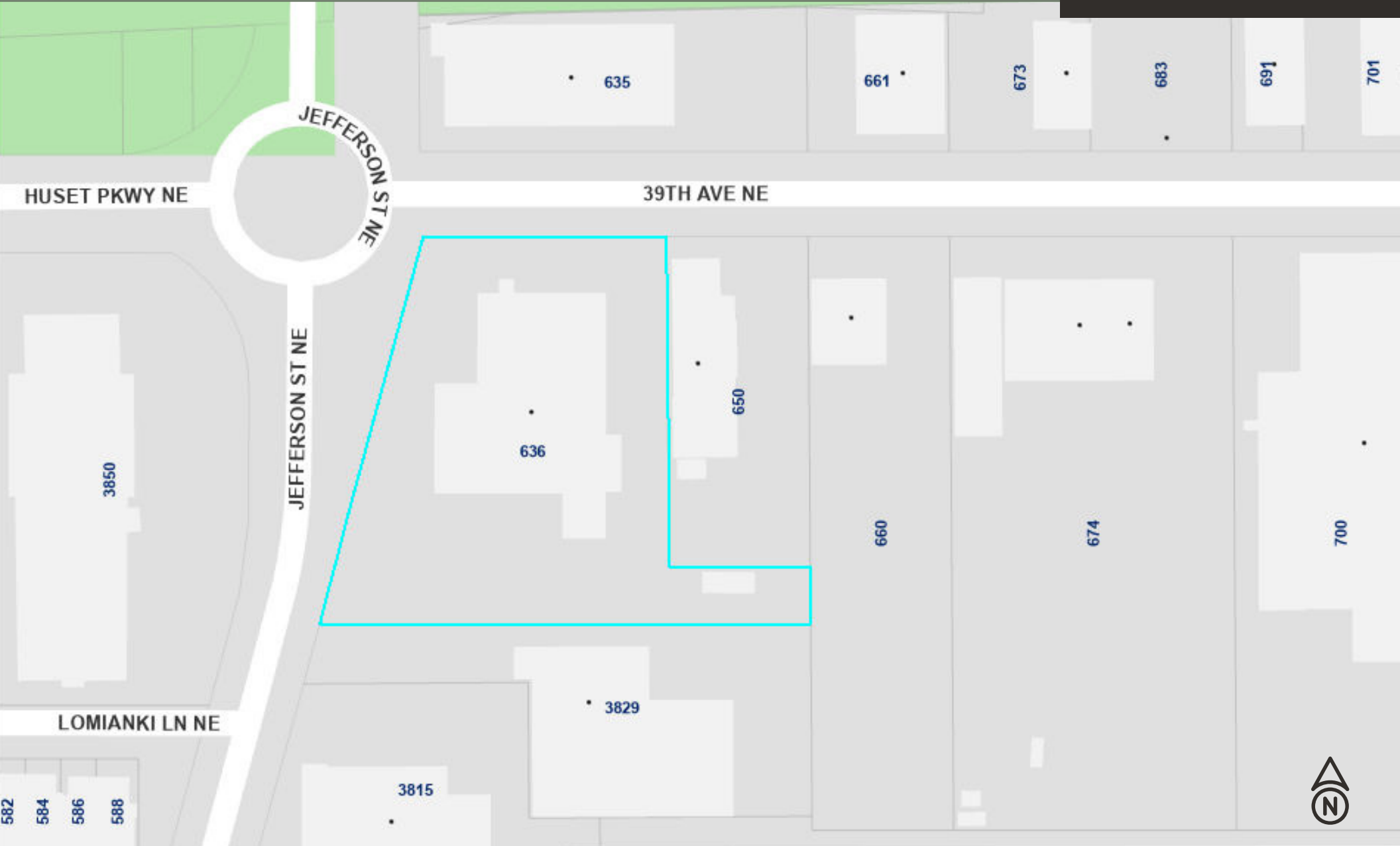
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Aerial Map -  
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