

INDUSTRIAL FOR SALE

1 PREMIER DRIVE, LONG LAKE, MN 55356



26,820 SF INDUSTRIAL BUILDING
OWNER-USER OR INVESTMENT OPPORTUNITY



Presented by
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Property Details

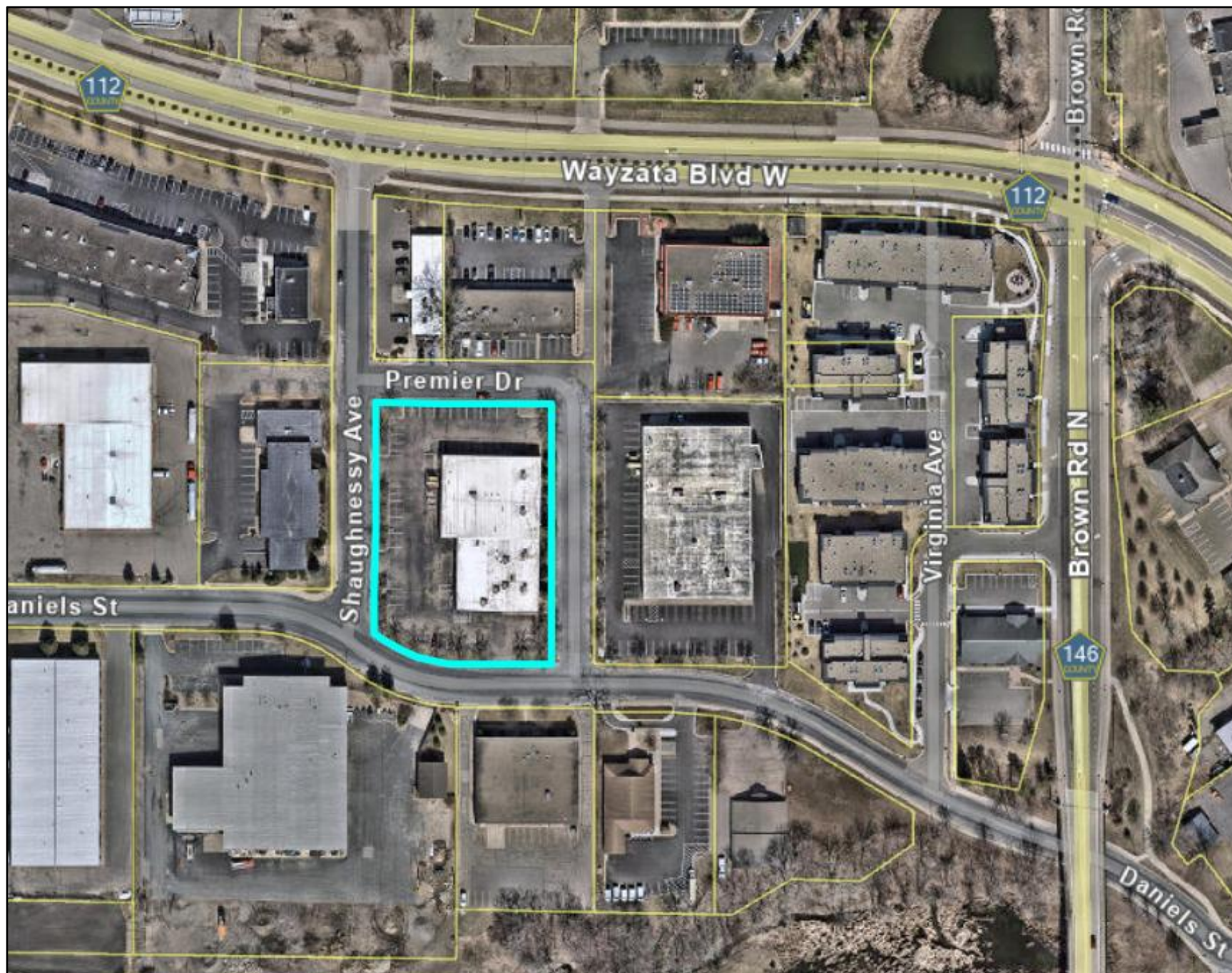


Property Overview

- 26,820 sq. foot industrial building for sale in Long Lake, formerly occupied by a printing company.
- The building has 3 office tenants in-place, and parking lot income. There is 23,968 SF available for an owner-user.
- Drive-in loading with heavy power, making it attractive for a variety of industrial users.
- Temperature Controlled Mnfg. & Warehouse
- Large parking lot, and parking lot income from neighboring building owner
- Located seconds from Hwy 12, and minutes to I-494 and I-394. 20 minutes from the heart of Minneapolis.

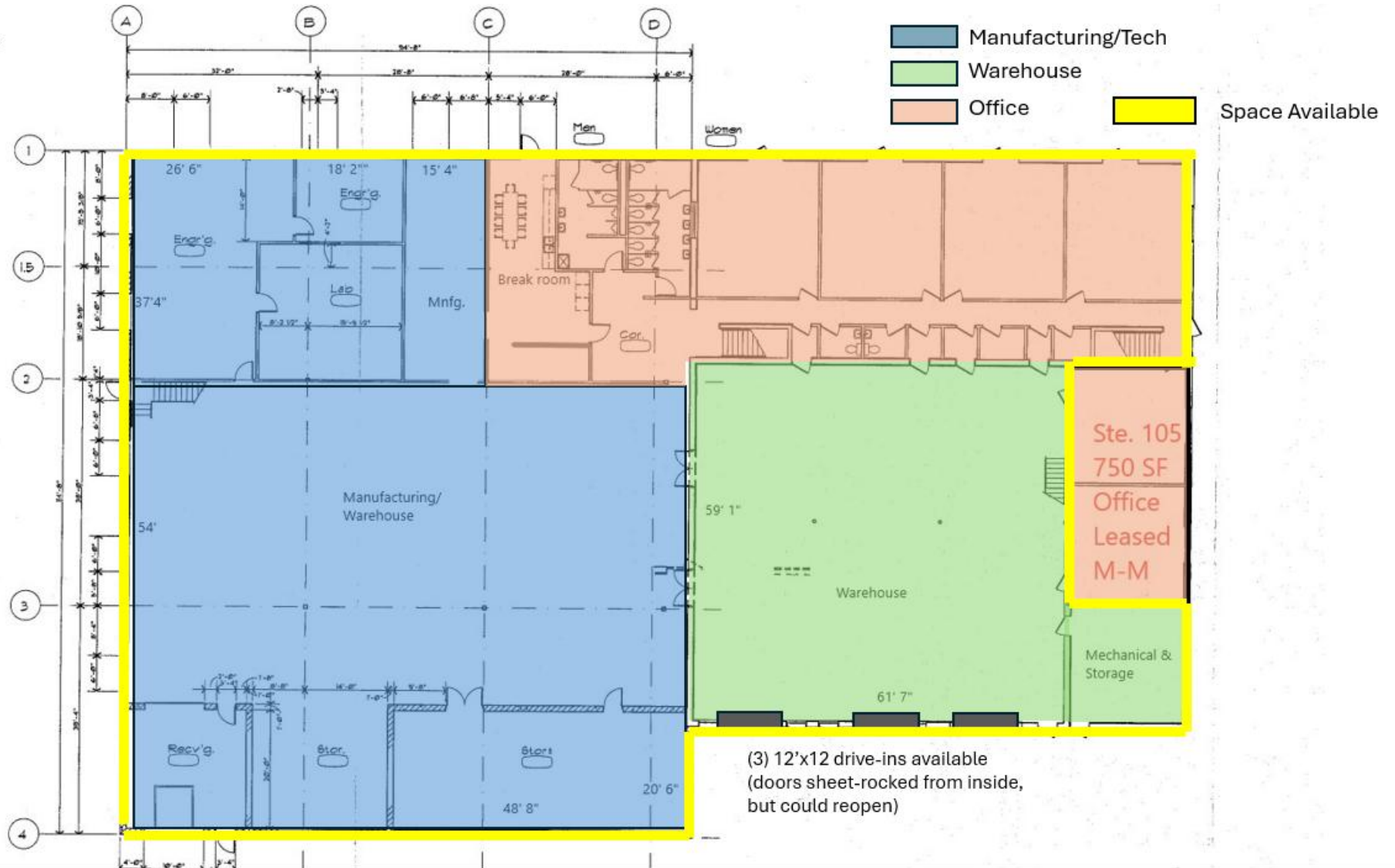
Price:	\$3,200,000 (\$119.31/sf)
Building Size:	8,738 SF Office 14,083 SF Mnfg./Tech <u>3,999 SF Warehouse</u> 26,820 SF Total
Space Available:	5,886 SF Office 14,083 SF Mnfg./Tech <u>3,999 SF Warehouse</u> 23,968 SF Total
Acres:	1.39 Acres
Percent Leased:	10.63%
Annual Gross Rental Income:	\$51,451.76/Yr. Office & Parking Rentals. Sign NDA for Rent Roll
Year Built:	1984 Original, 1996 Addition
Property Taxes:	\$56,201.30 (2025)
Parking:	77 off-street stalls
Zoning:	I-1 Industrial
Clear Height:	12 ft. in Manufacturing/Tech (dropped ceiling could be demo'd so it's 20 ft. clear throughout) 20 ft. in Warehouse Area
Loading:	4 drive-ins
Power:	Heavy 3 phase power
Roof & HVAC:	New Rubber Membrane 2019 9 New RTUs in 2019 Warehouse Full Heat & A/C

Site Plan

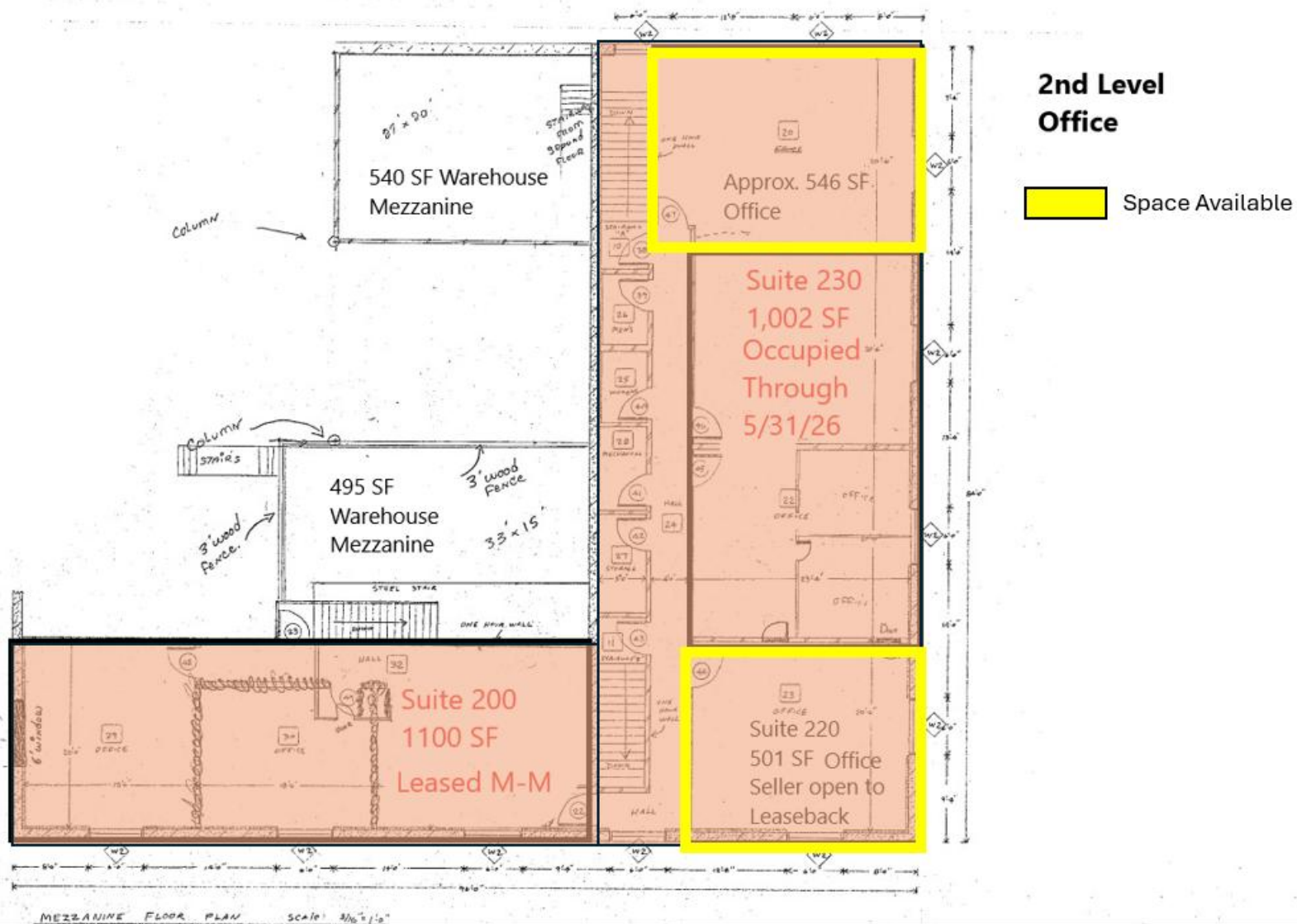


1st Level Floor Plan

1st Floor




2nd Level Office Floor Plan

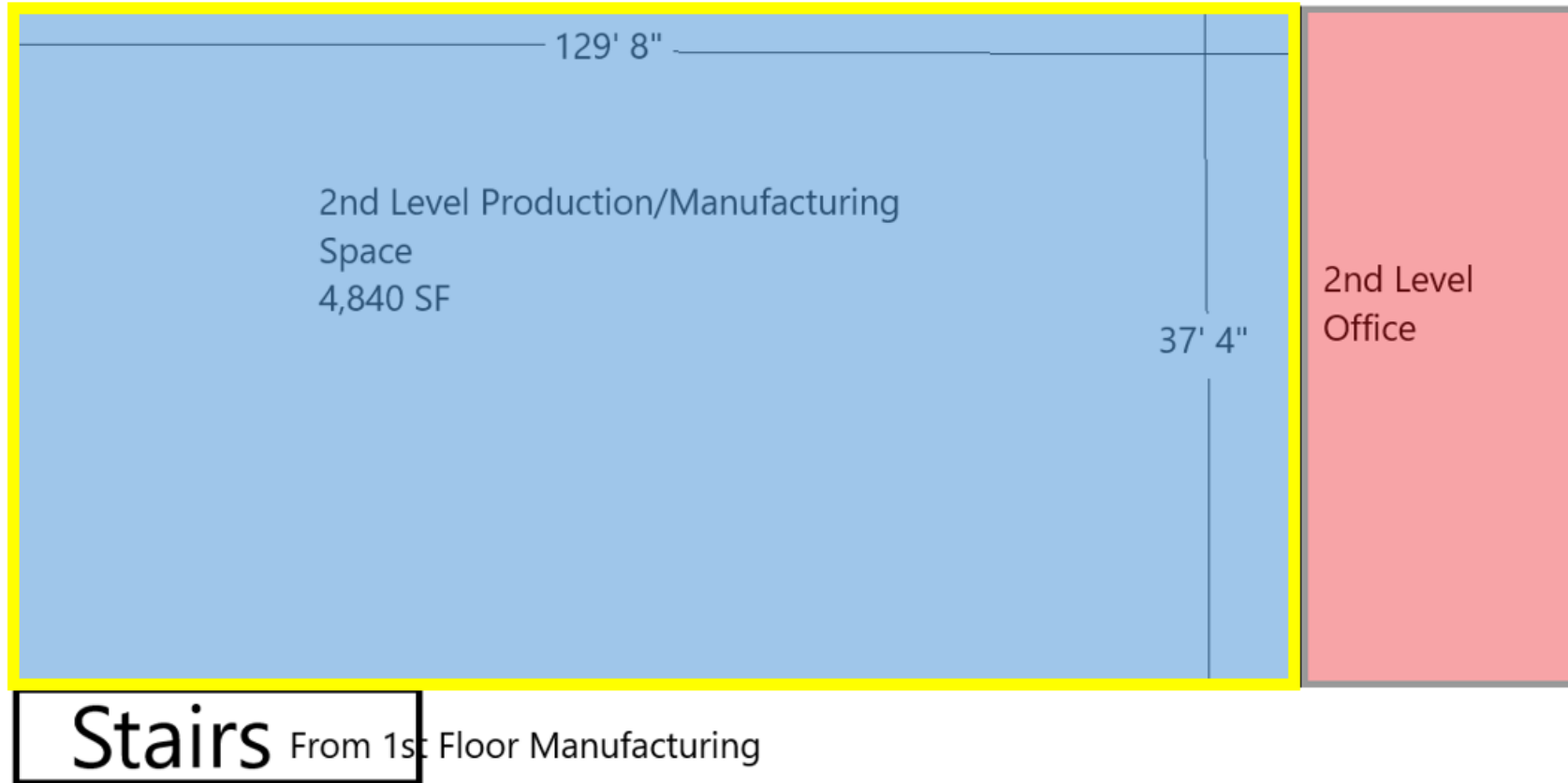




2nd Level Manufacturing/Tech Floor Plan

2nd Level Manufacturing

 Space Available



Exterior Photos



Manufacturing/Tech Photos



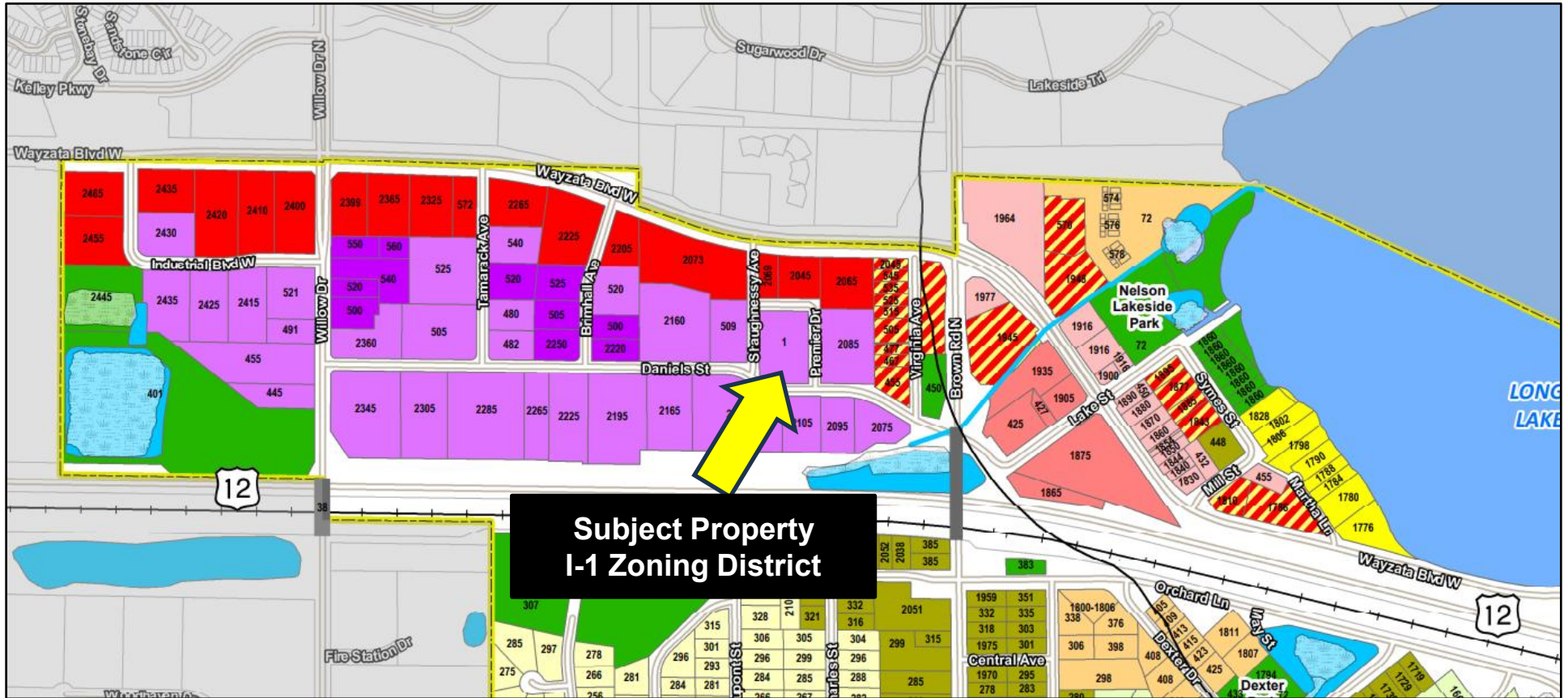
Manufacturing/Warehouse Photos





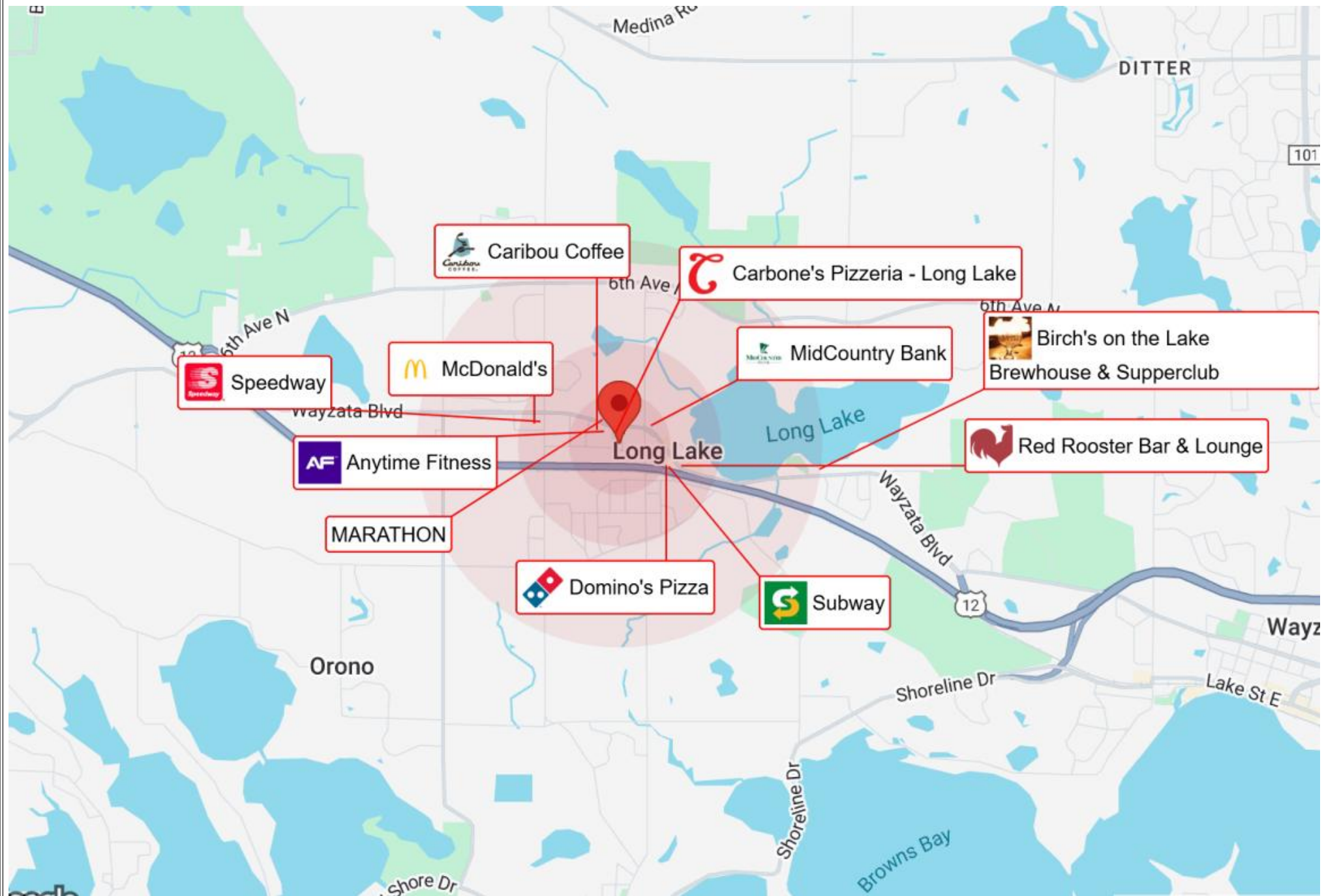
Office Photos

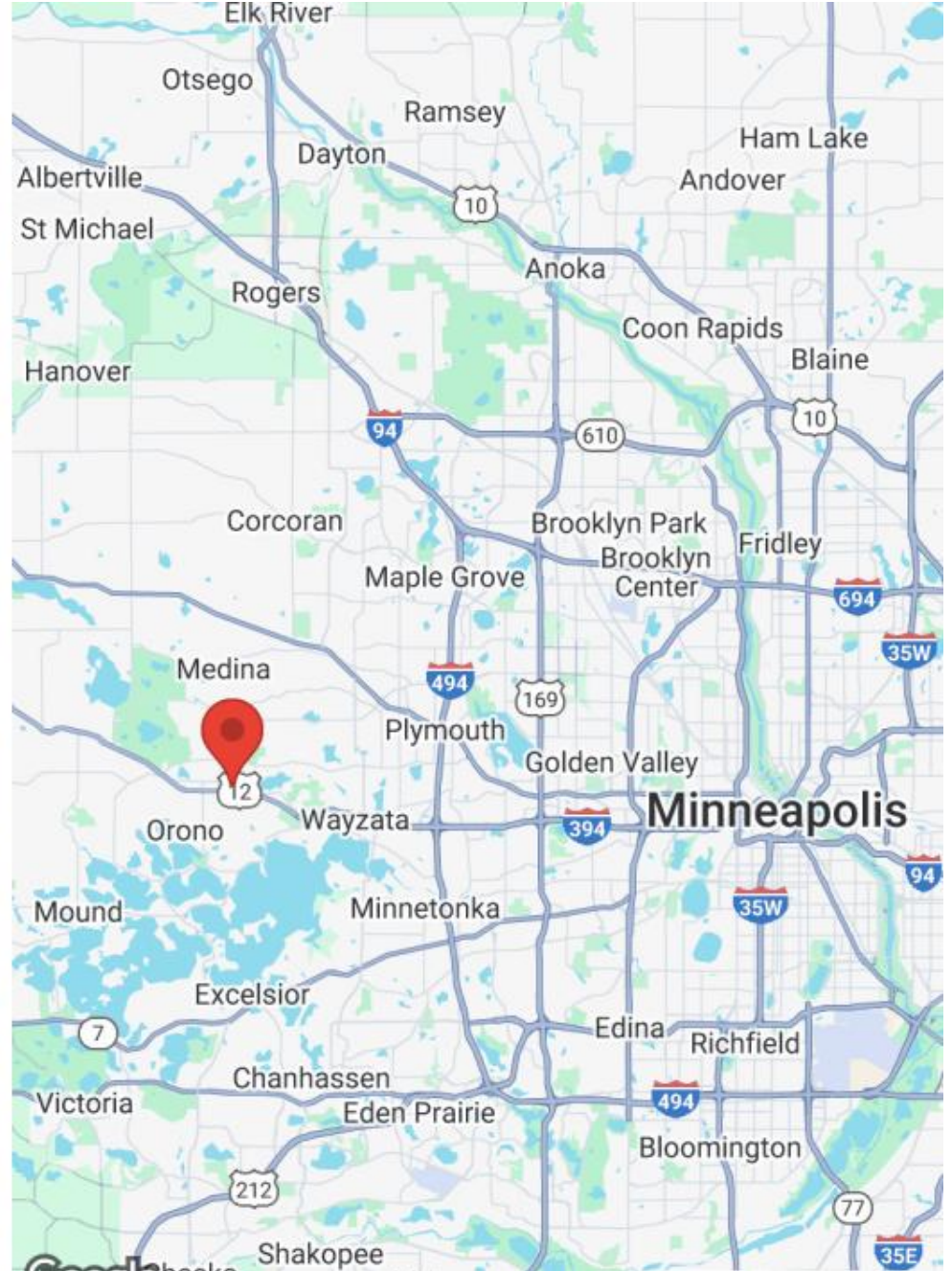
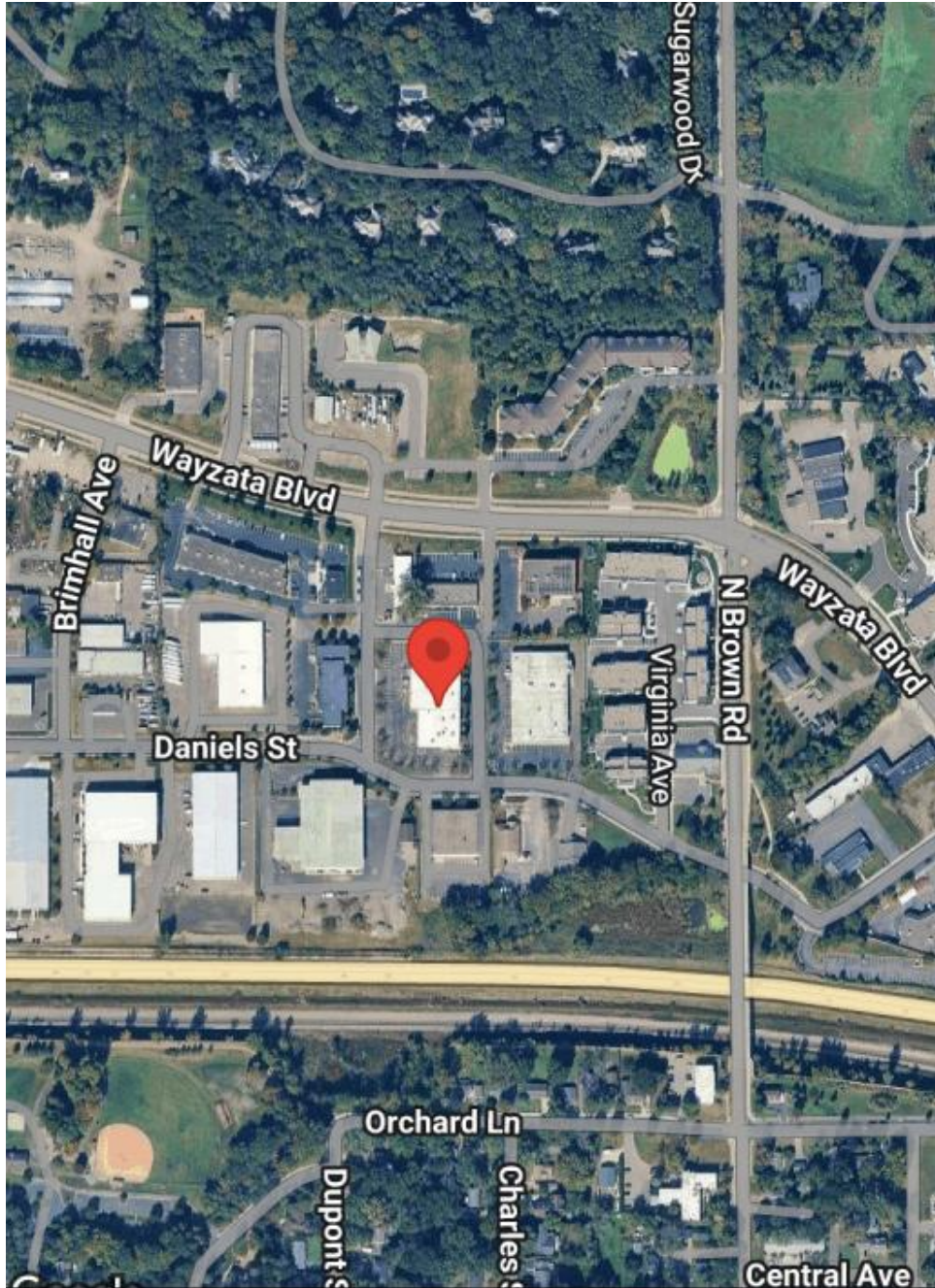




For more information on uses permitted in the I-1 Zoning District, please visit City's Municipal Code here: <https://www.longlakemn.gov/media/2681>

Business Map





Presented by
KW Commercial

1 Premier Drive
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Industrial for Sale



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