

BALDWIN/PRINCETON AREA INDUSTRIAL AVAILABLE

31540 125 1/2 ST
BALDWIN, MN 55371



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



CONFIDENTIALITY/DISCLAIMER

Partners Real Estate MN Hardin Companies has obtained the information contained herein from sources believed to be reliable, but not guaranteed. Partners Real Estate MN Hardin Companies makes no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. Partners Real Estate MN Hardin Companies shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Information subject to change. Partners Real Estate MN Hardin Companies is a licensed real estate brokerage in the State of Minnesota. If you need any professional services including but not limited to: legal, tax, survey, environmental, zoning, title or other advice, please consult the appropriate professional.



Ryan Hardin, Broker
612.356.2002

ryanhardin@hardincompanies.com
hardincompanies.com

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

New Industrial Development in Baldwin/Princeton Area:

Under Construction-industrial development in Baldwin offers an exceptional flex space opportunity for your business. Three contiguous (40x60) 2,400 sq ft bays are available, totaling 7,200 sq ft available.

Quick and easy access to US Highway 169 via Rum River Drive in Princeton. Modern steel construction with impressive 21' clear ceilings. 14' x 16' drive-in overhead doors and private restroom rough-in each bay. Outdoor storage is available.

Bring your business to this high-quality, strategically located space!

PROPERTY HIGHLIGHTS

- Approx. 4.64 Acres
- Easy Access to US Highway 169
- 12,000 sq ft building, 5 drive-in doors 14x16
- Well & Septic
- Class A, New Construction
- Completion Spring of 2026



Lease Price:	\$14.00 PSF MG
Building Size:	12,000 sq. ft.
Year Built:	2026
PID Number(s):	<u>01-00455-01-05</u>
Lot Size:	4.64 Acres
2026 Tax:	\$1,240
Zoning:	<u>I-1</u>



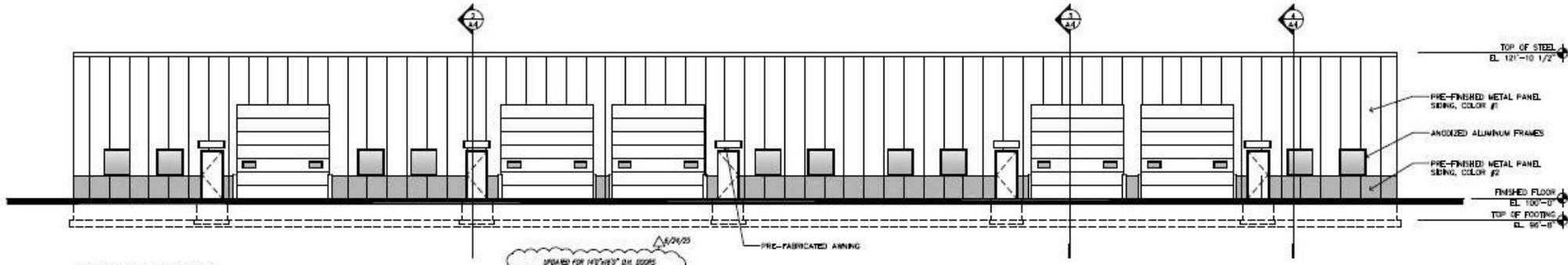
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



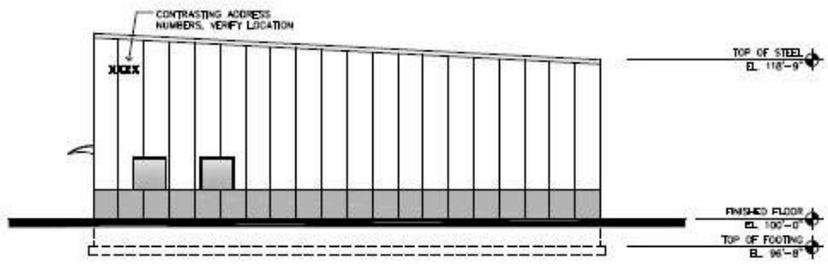
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



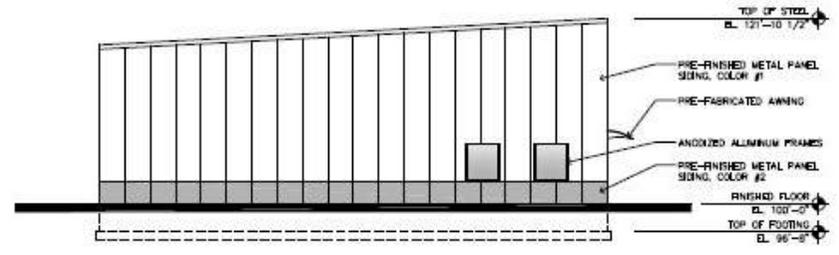
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



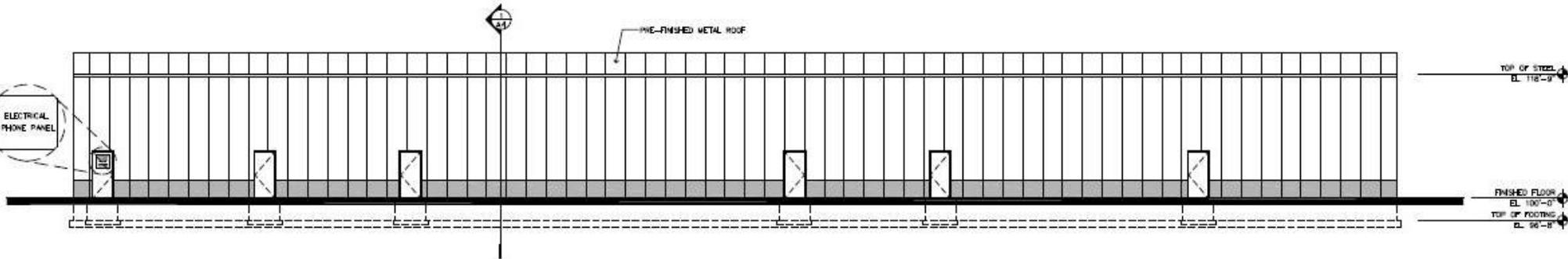
1 SOUTH ELEVATION
A3 SCALE 1/8" = 1'-0"



2 EAST ELEVATION
A3 SCALE 1/8" = 1'-0"



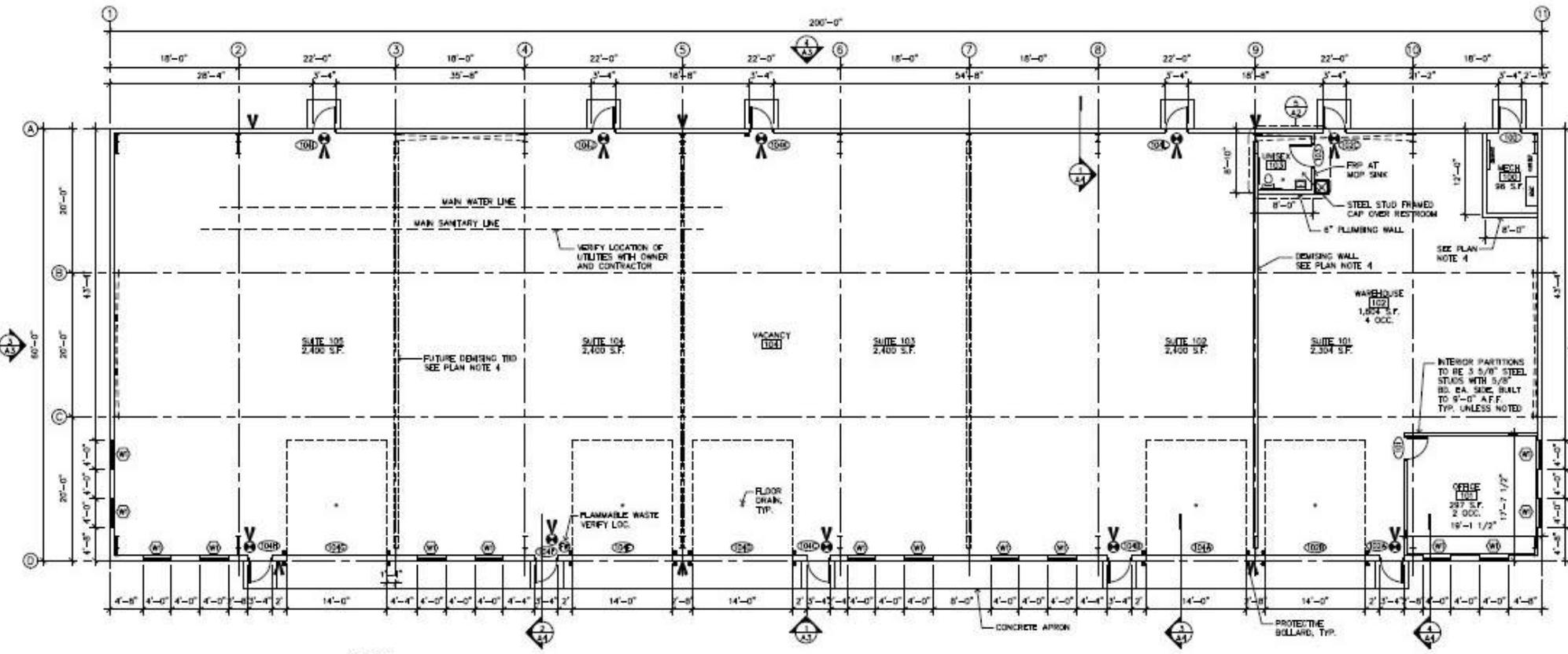
3 WEST ELEVATION
A3 SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
A3 SCALE 1/8" = 1'-0"



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



1 FLOOR PLAN
A2 SCALE 1/8" = 1'-0"

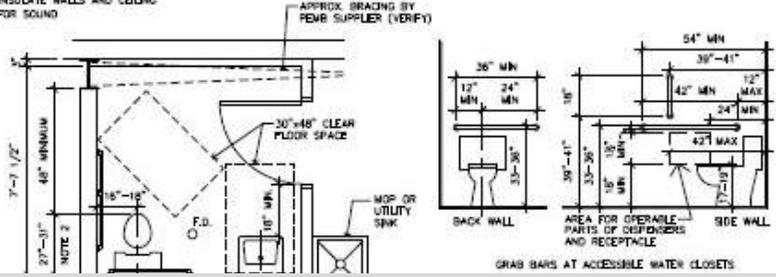
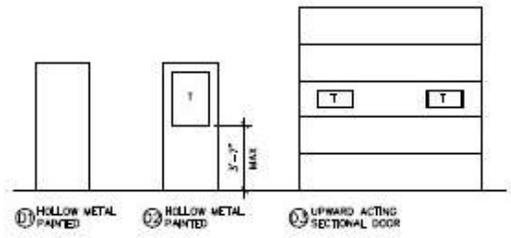


UPGRADE FOR HOLLOW METAL ON DOORS

RESTROOM PLAN NOTES

1. SEE 6/A2 DETAILS AND NOTES
2. 27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET
3. INSULATE WALLS AND CEILING FOR SOUND

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
101	3'-0" x 7'-0"	1-3/4"	D2	F1	-
102A	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
102B	14'-0" x 18'-0"	-	O3	-	INSULATED
102C	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
103	3'-0" x 7'-0"	1-3/4"	D1	F1	-
104A	14'-0" x 16'-0"	-	O3	-	INSULATED
104B	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104C	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104D	14'-0" x 16'-0"	-	O3	-	INSULATED
104E	14'-0" x 18'-0"	-	O3	-	INSULATED
104F	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104G	14'-0" x 16'-0"	-	O3	-	INSULATED
104H	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED



GRAB BARS
GRAB BARS SHALL BE 1 1/4"-2" GRAB BAR AND THE WALL SHALL BE 12" MIN. CLEARANCE BELOW AND A CLEARANCE SHALL BE PROVIDED AT CONTROLS. GRAB BARS SHALL NOT SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND CONTROLS SHALL COMPLY WITH RE FLUSH CONTROLS SHALL BE LOCATED EXCEPT IN AMBULATORY ACCESSIBLE RESTROOMS ON EITHER SIDE OF THE ACCESSIBLE.

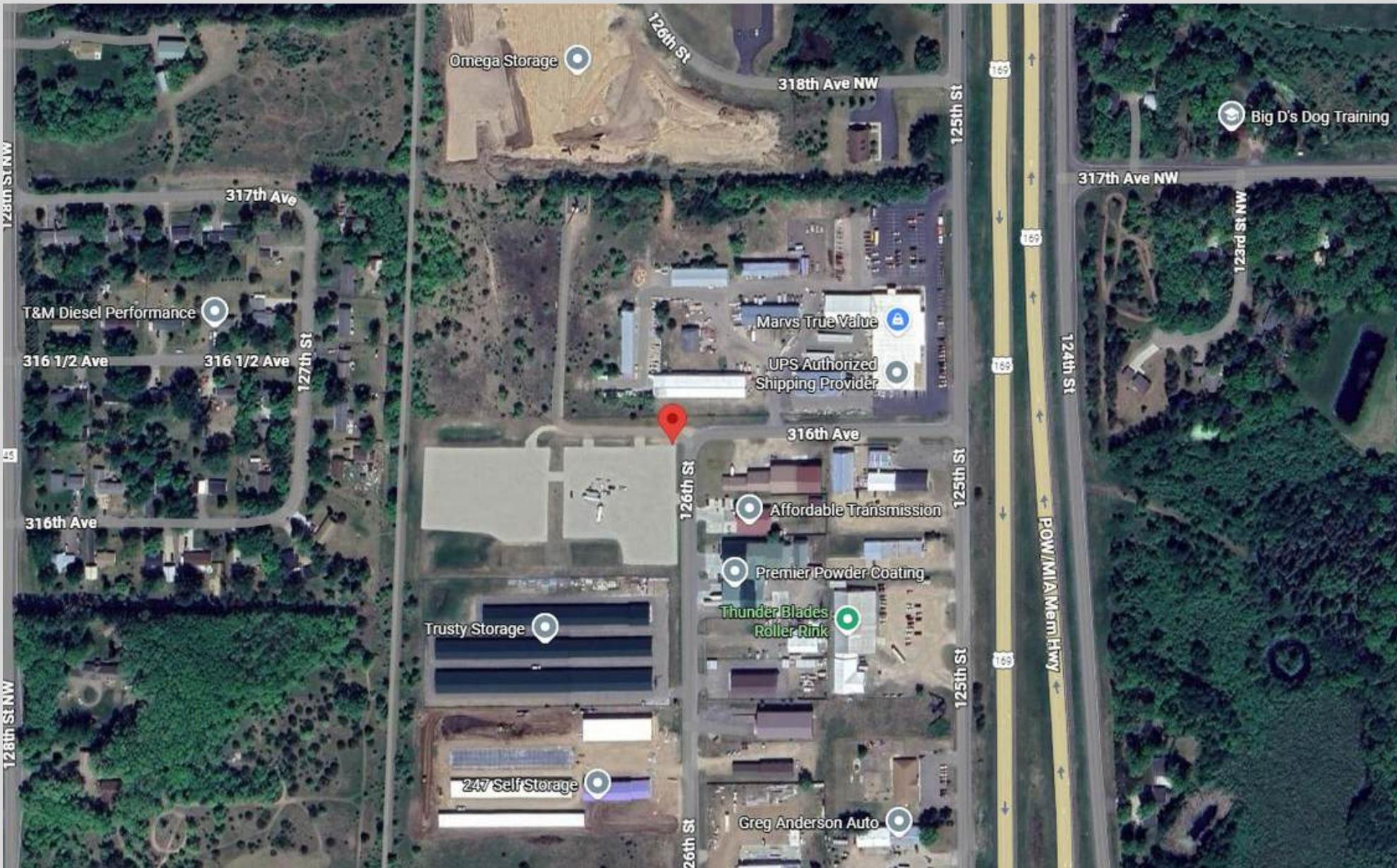
ALL WALL-MOUNTED DISPENSERS, 1 TOILET ACCESSORIES SHALL BE NO OF SUCH ACCESSORIES COMPLETED



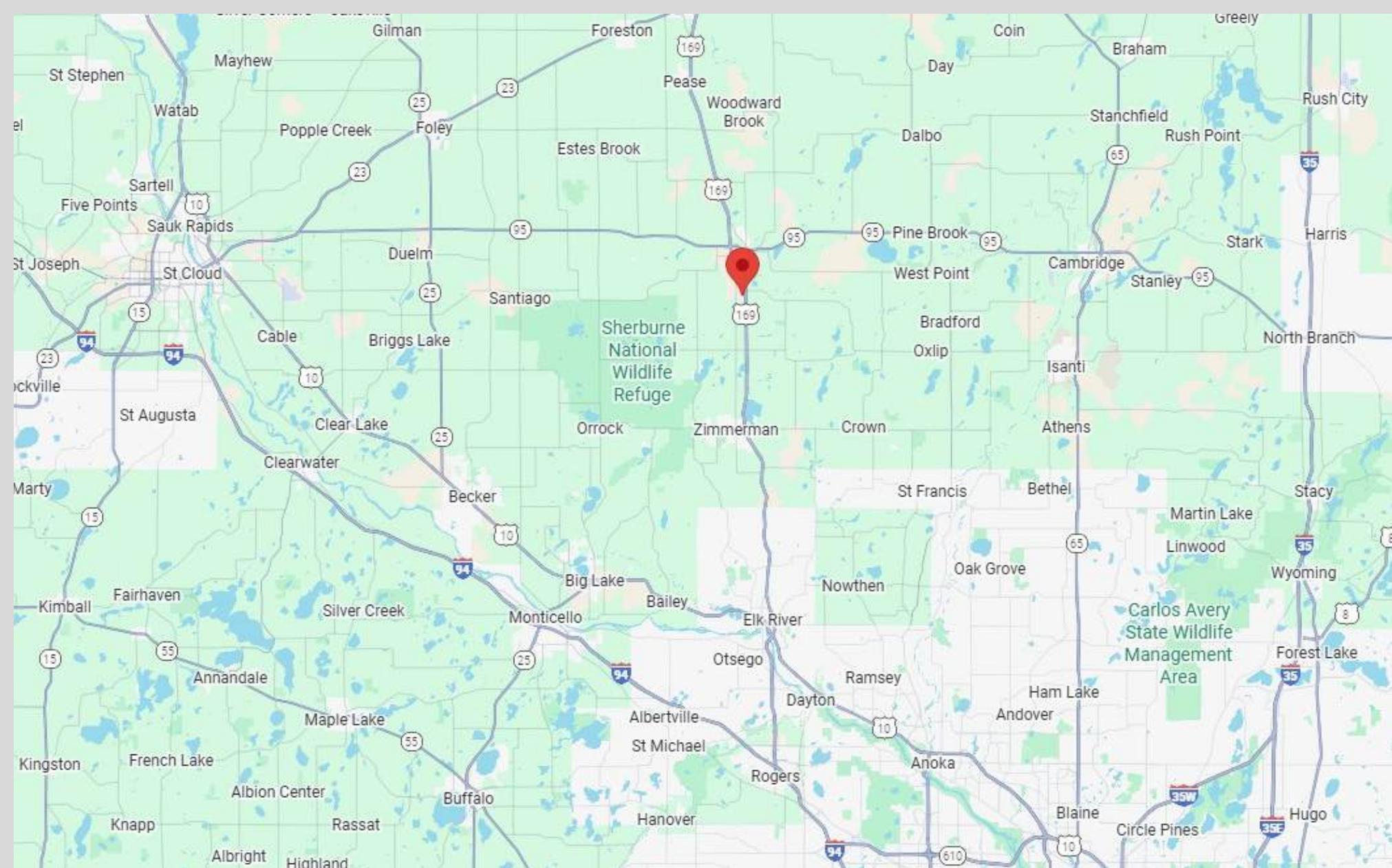
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



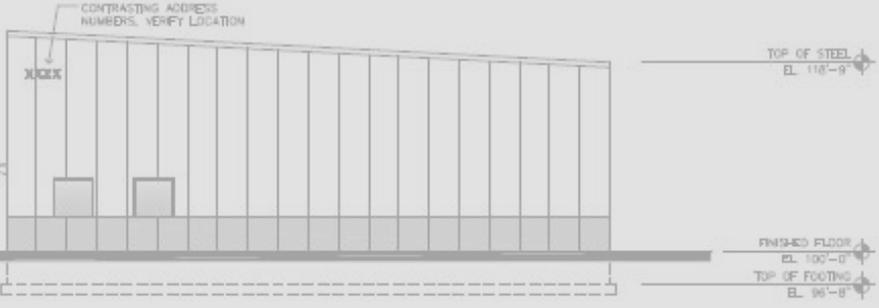
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



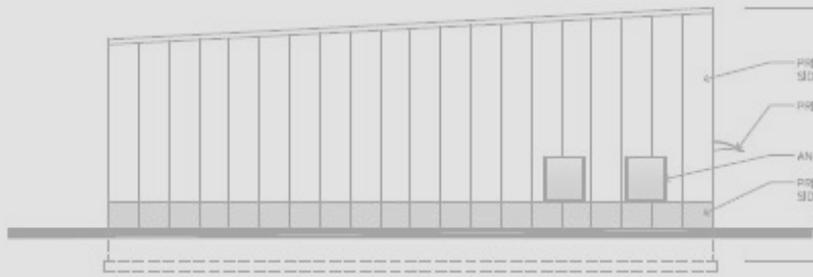
Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



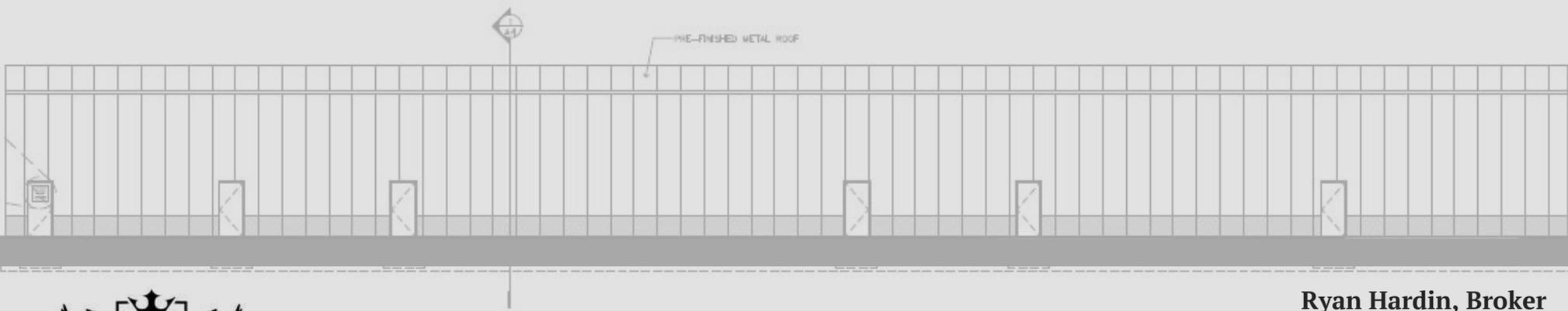
1 SOUTH ELEVATION
A.3 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A.3 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A.3 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A.3 SCALE: 1/8" = 1'-0"



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com