

# For sale

700 Paul Larson Memorial Dr  
Little Falls, MN



Seven building manufacturing campus  
located on 57-acres

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Manufacturing/distribution campus for sale

**AVISON  
YOUNG**

# The offering

Avison Young has been retained on an exclusive basis to arrange for the offering and sale of a 100% fee simple interest in the manufacturing campus located at 700 Paul Larson Memorial Dr, Little Falls, MN 56435.

The property is located in Little Falls, Minnesota, approximately 100 miles northwest of the Minneapolis–St. Paul Metro and 35 miles north of St. Cloud, offering access to a regional labor pool and established transportation infrastructure.

The campus is in good condition and was designed to support manufacturing operations. The campus is well suited for manufacturing, assembly, or specialized industrial users.

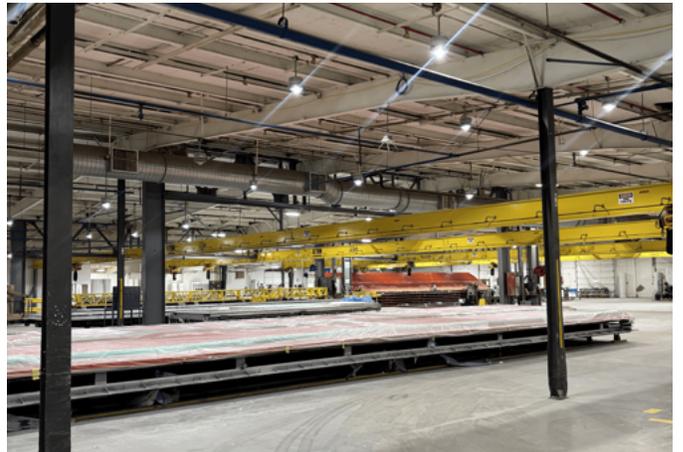
Burlington Northern rail runs parallel to the west of the campus and may offer potential rail access, subject to further investigation.

### Property summary

Number of buildings	7
Total square footage	498,500 sf
Site size	57 acres
Zoning	Industrial
Outdoor storage	Permitted
State parcel numbers	49.1220.000 49.1221.000 49.1222.000 49.1223.000 49.1224.000 49.1224.002 49.1225.000 49.1225.002 49.1233.001



*Any equipment, fixtures, or operational components identified in this marketing material are subject to the seller's evaluation and sole discretion as to what will convey with the property*



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# Campus overview

## Building overview

A.	Coverall structure 36,457 sf Warehouse
B.	Dispatch building 24,610 sf Warehouse
C.	Plant 1 100,275 sf Manufacturing
D.	Plant 2 135,716 sf Manufacturing
E.	Office building 7,584 sf Office
F.	Plant 3 123,355 sf Manufacturing
G.	Plant 4 66,150 sf Manufacturing





9th Ave NW

A

B

C

D

E

F

G

Paul Larson Memorial Dr

Mississippi River



# Get in touch

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