

FOR SALE
13,044 SF



• FLEXIBLE ZONING (INDUSTRIAL, RETAIL, AUTO-REPAIR) • HIGHWAY 55 VISIBILITY •

3795 PINTO DR
MEDINA, MN

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3795 Pinto Dr, Medina, MN

PROPERTY HIGHLIGHTS

Address:	3795 Pinto Dr Medina, MN
Building Size:	3,456 SF Office/Showroom 6,132 SF Warehouse <u>3,456 SF Mezzanine</u> 13,044 SF Total
Site Area:	0.98 acres
Clear Height:	20' (mezz 9')
Loading:	3 drive-ins 1 dock
Parking:	24 stalls
Year Built:	1995
Roof:	2021
Zoning:	CH-Commercial Highway
HVAC:	100% air conditioned
Sprinkler:	100%
2025 Taxes:	\$31,590.98 (\$2.42/SF)
Other:	White-boxed warehouse, LED's, drains, waste-trap
Sale Price:	Negotiable





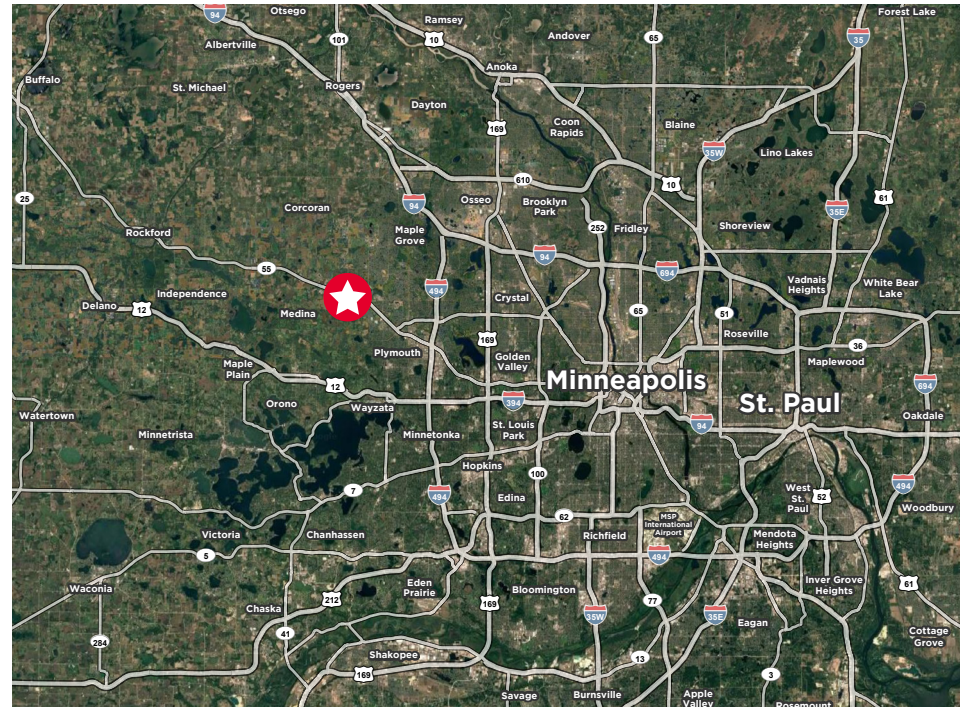
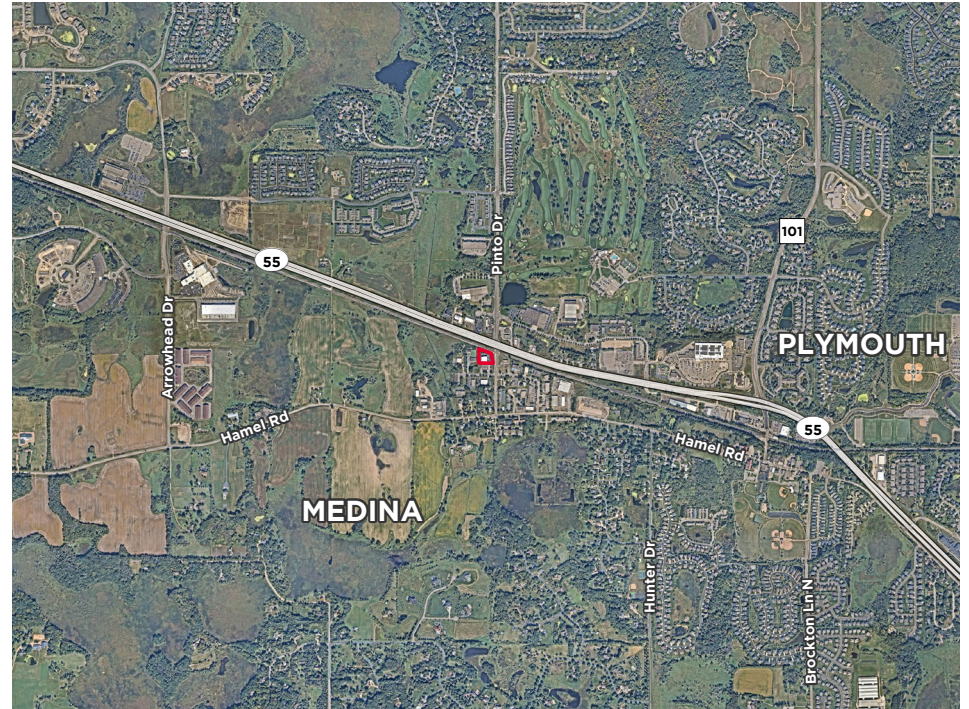
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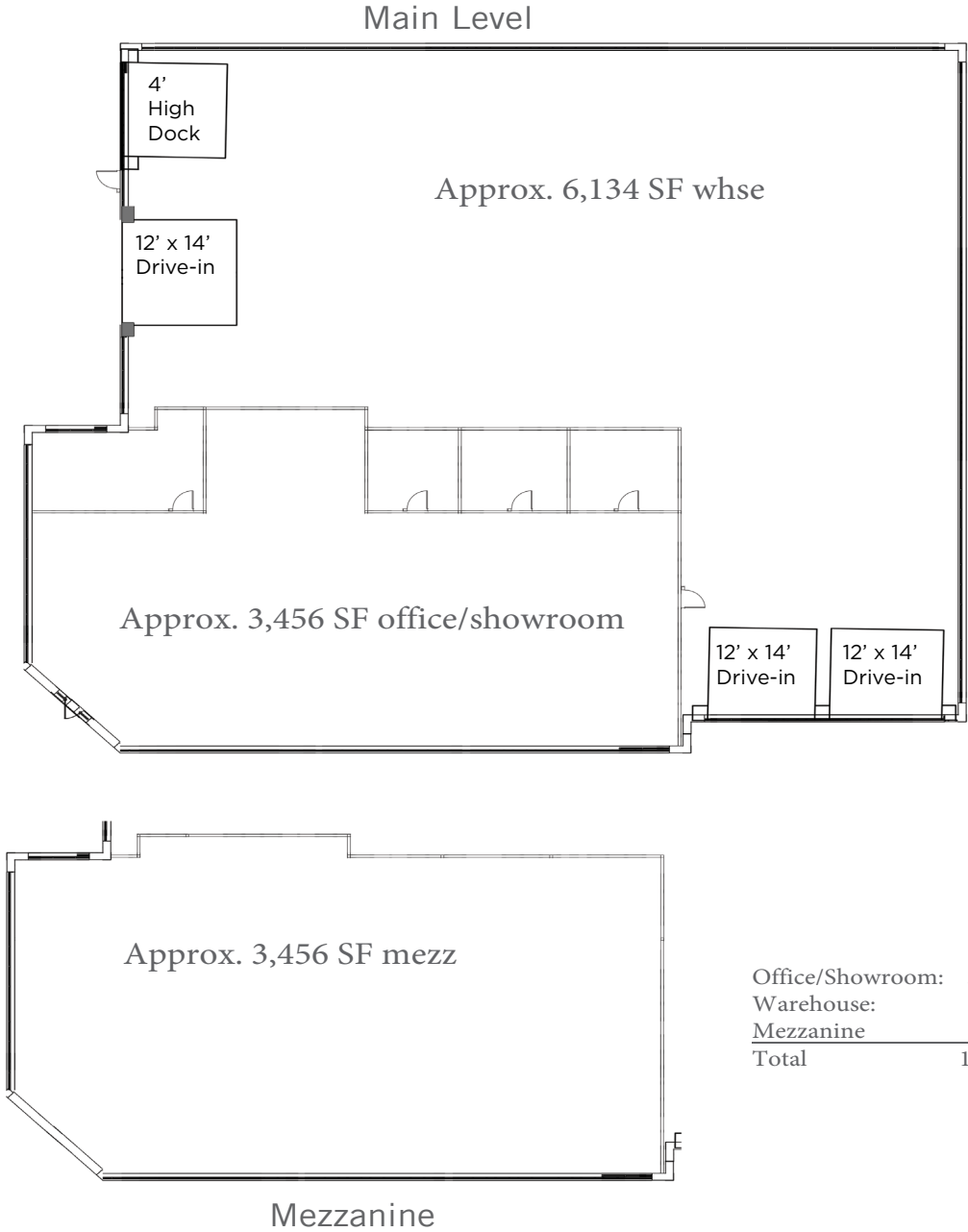
ALLOWED USES

- Most industrial uses
- Most retail uses including:
 - Restaurants
 - Breweries
 - Banks
 - Daycares
 - Fitness Clubs
 - Cannabis Retail Business
 - And many more!

CONDITIONAL USES

- Auto, marine or trailer sales/rental
- Auto repair, oil lubrication service shops, auto body shops
- Towing shops
- Car washes/auto detailing
- Pet stores, vet clinics, animal day cares
- Convenience stores

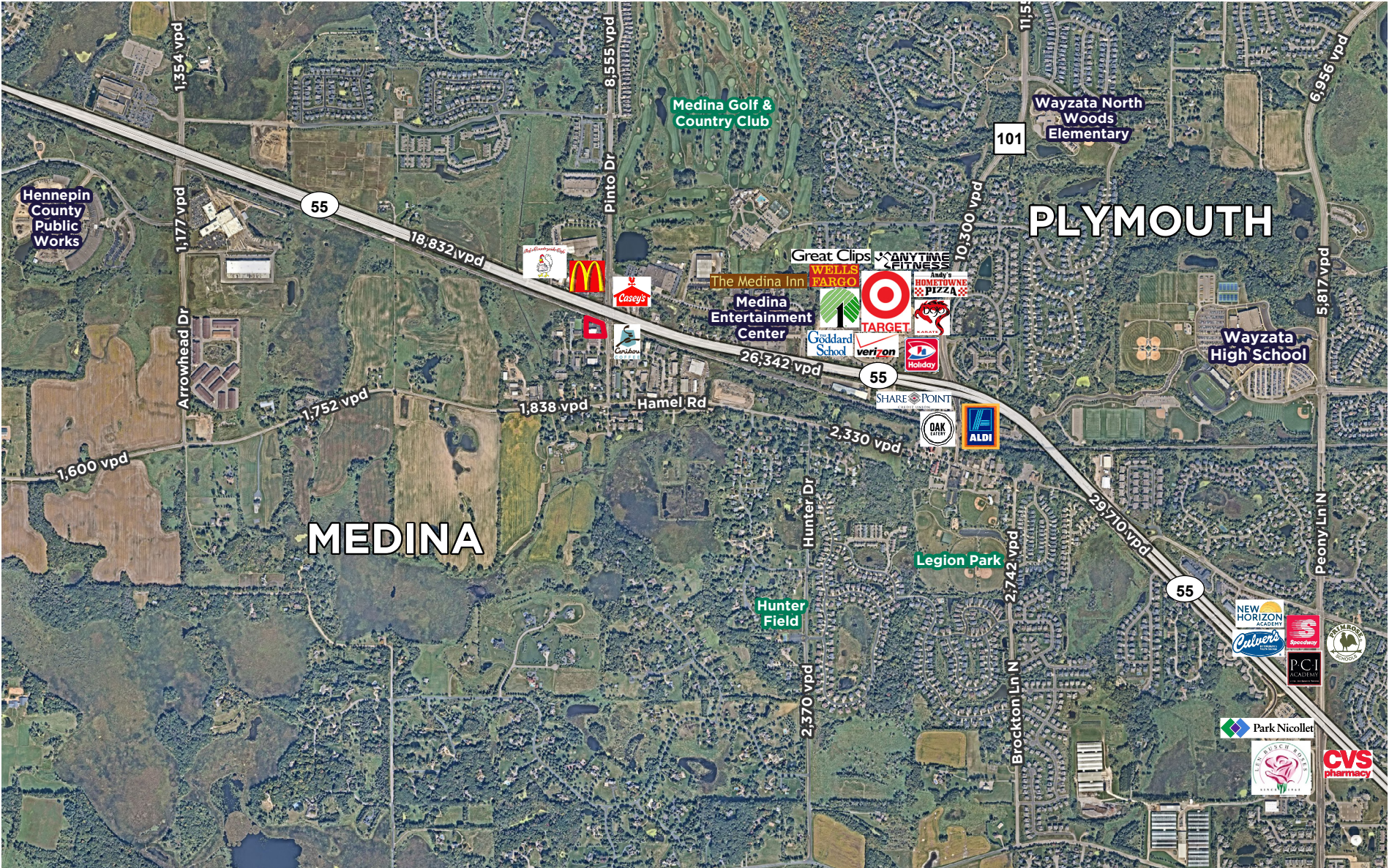




Office/Showroom:	3,456 sq ft
Warehouse:	6,134 sq ft
<u>Mezzanine</u>	<u>3,456 sq ft</u>
Total	13,044 sq ft

FLOOR PLAN





AREA
AMENITIES

CONTACT INFORMATION

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