



# Albert Lea Sale Or Lease

24104 755th Ave

Albert Lea, Minnesota 56007

## Property Overview

12,330 square foot commercial building sitting on over 22 acres of land. ~7,670 SF warehouse, ~4,000 SF shop with 330 SF office space, and 330 SF mezzanine for additional storage. Includes turnkey office space. Entire building is insulated & heated. 17' high garage doors, 20' tall interior ceiling height. Building has a loading dock and there are 5 additional outdoor loading docks. Additional land/yard for outdoor storage, parking or room for expansion.

An additional partially completed building includes approximately 8,000 square feet.

## Property Highlights

- 22 Acres + 12,330 SF Warehouse
- Additional 12,000 SF building to be built/finished
- Built Out Office Space
- 17' OHDs
- (6) Loading Docks
- 20' Ceiling Clearance

## Offering Summary

Sale Price:	Subject to Offer
Building Size:	20,000 SF
Available SF:	24,330 SF

## For More Information

**Joey Lund**

O: 612 590 8106

Joey@nainorthstar.com | MN #40908059

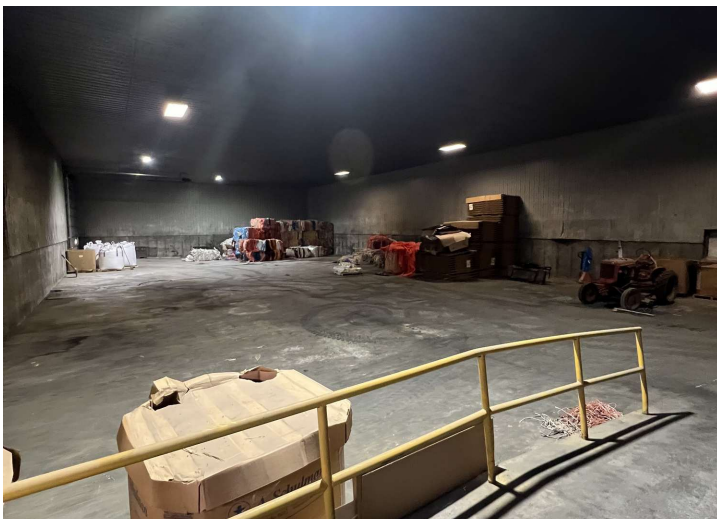




# For Sale & Lease

## 20,000 SF

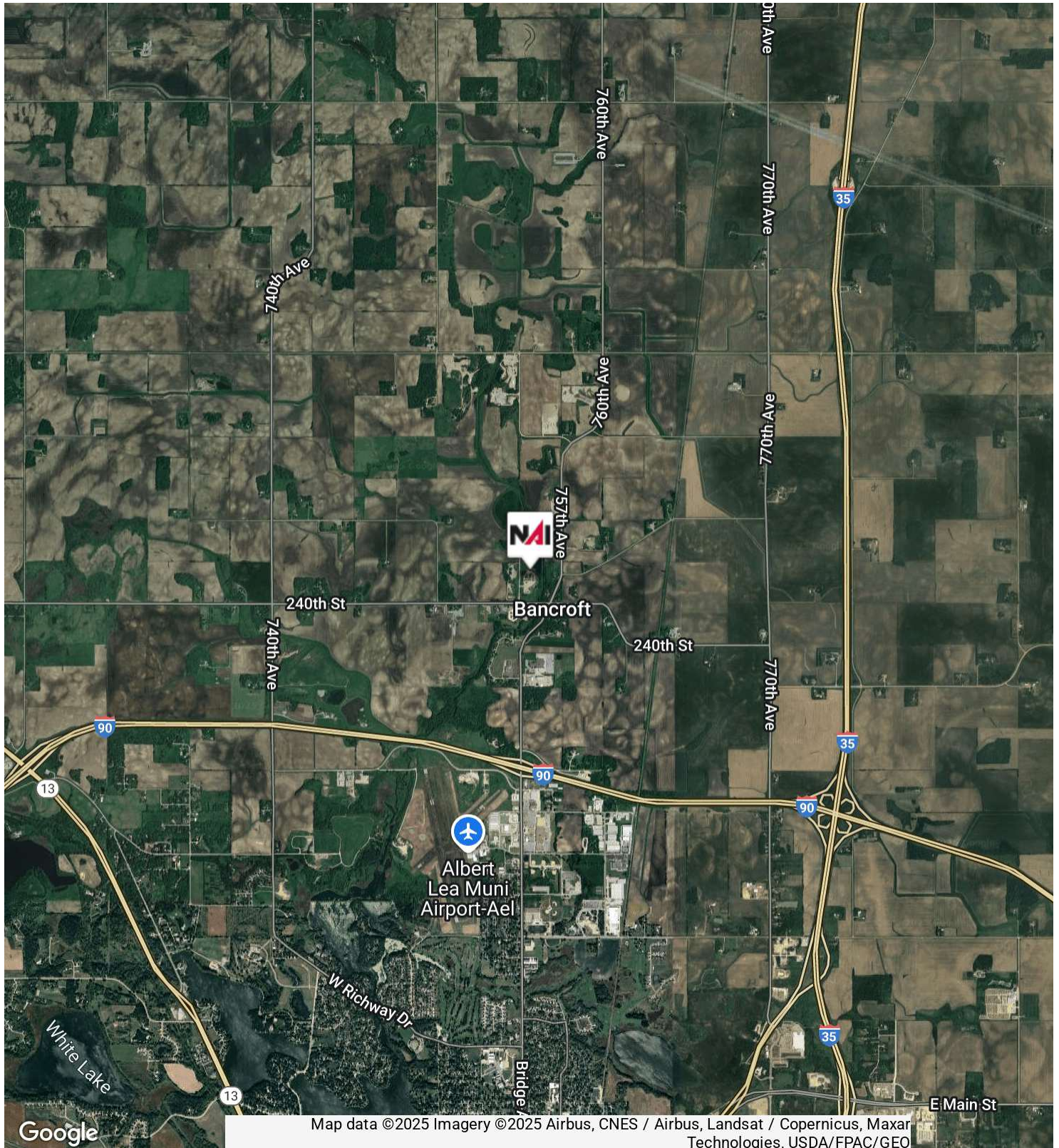
## Industrial Space



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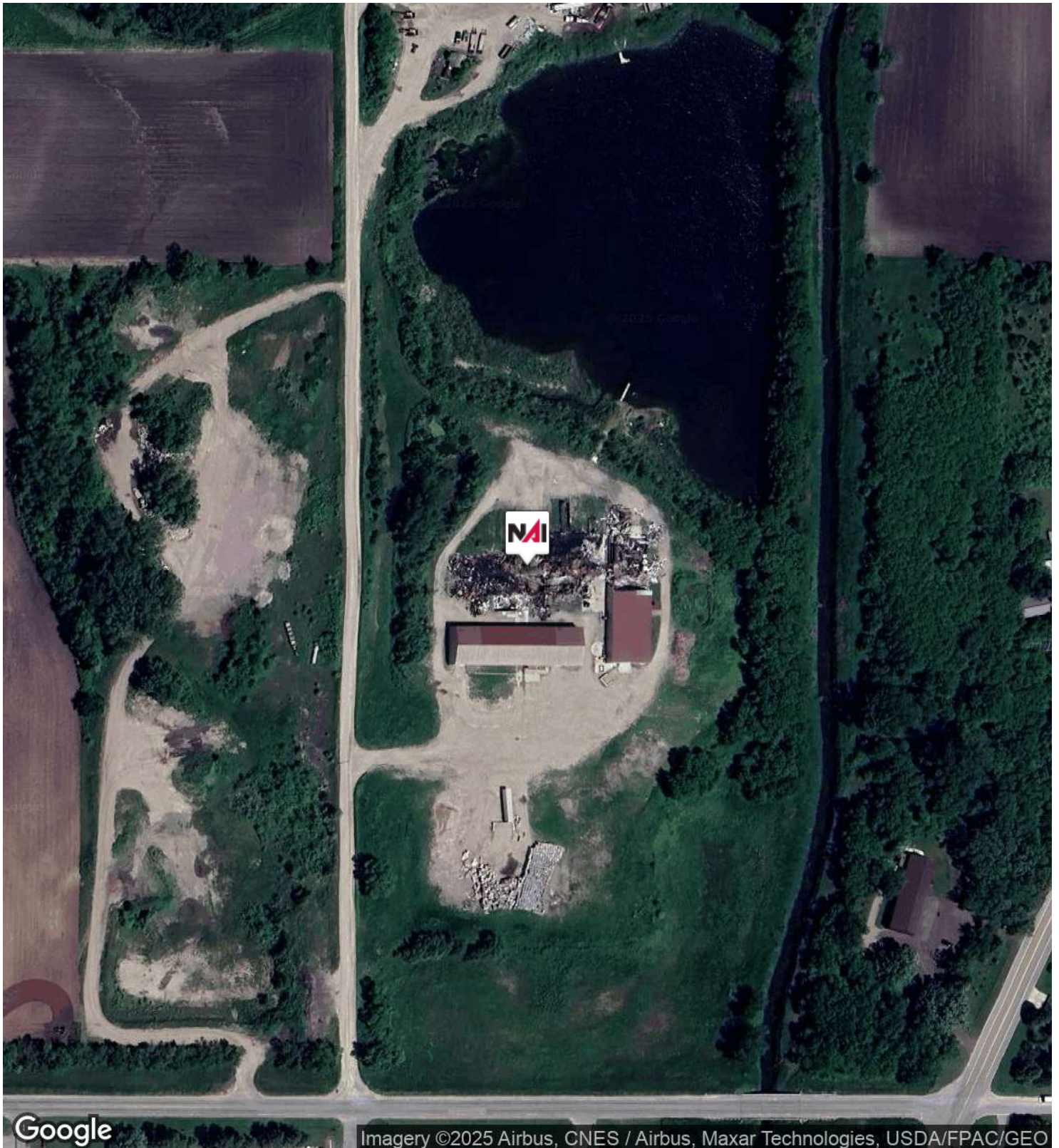








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20,000 SF  
Industrial Space



Google

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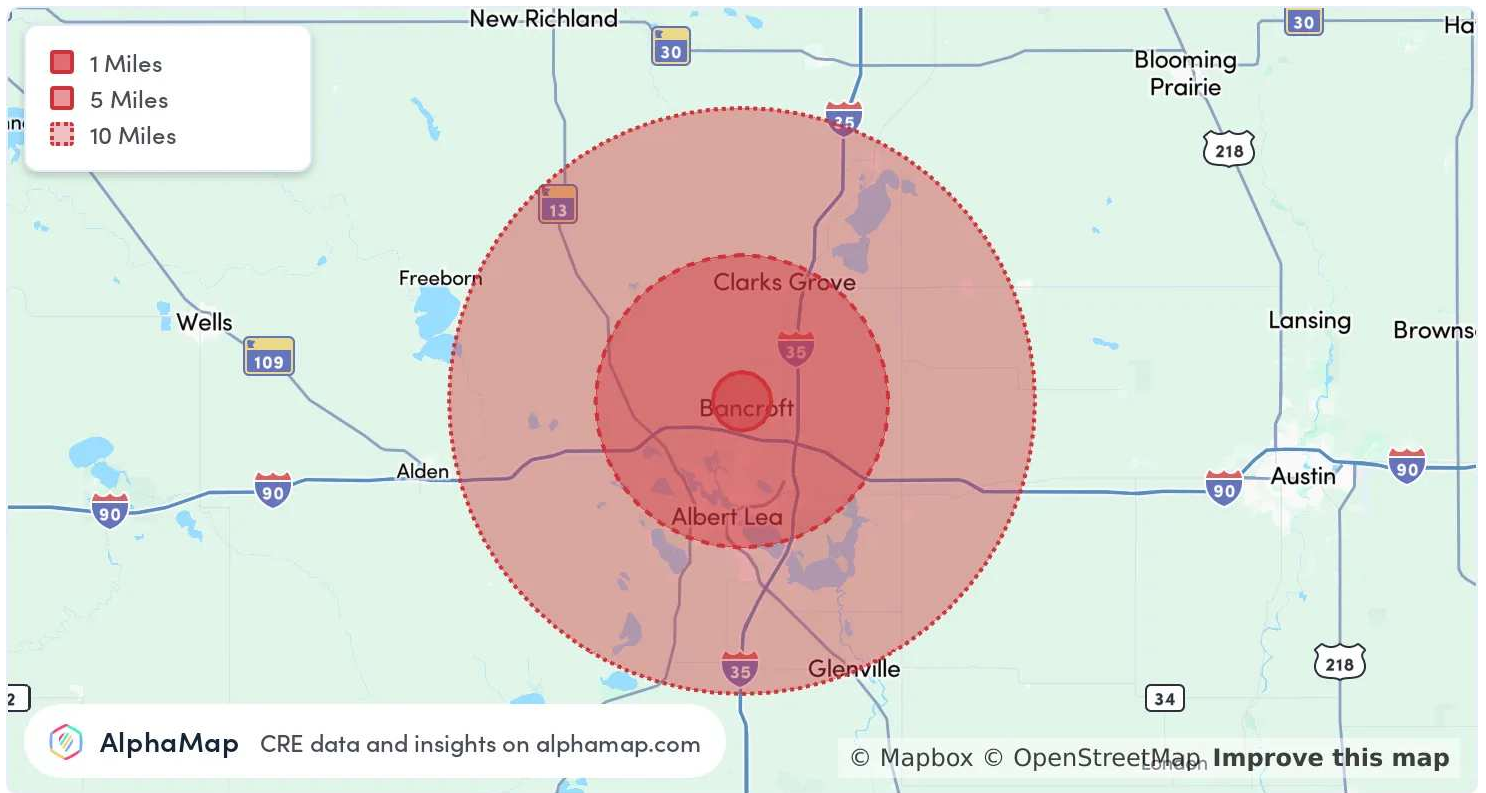
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## 20,000 SF

## Industrial Space



Population	1 Mile	5 Miles	10 Miles
Total Population	265	17,553	25,352
Average Age	48	44	44
Average Age (Male)	46	42	42
Average Age (Female)	51	45	45

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	107	7,450	10,732
Persons per HH	2.5	2.4	2.4
Average HH Income	\$107,553	\$88,863	\$89,774
Average House Value	\$239,652	\$189,136	\$197,468
Per Capita Income	\$43,021	\$37,026	\$37,405



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## 20,000 SF

## Industrial Space



### Joey Lund

CFO | Agent

Joey@nainorthstar.com

Direct: 612.590.8106 | Cell:

MN #40908059

### Professional Background

Joey Lund has over 11 years of professional accounting experience related to real estate. As CFO of 10,000 Lakes Enterprises, Joey also oversees financial and management reporting for over 1 million square feet of professionally managed space with Plaid Hat Management. He is also an active sales agent with the NAI North Star team and covers sales and leasing in southern Minnesota.

Joey has extensive experience with commercial and residential real estate, real estate funds, exchanges, property management companies and developers. He assisted businesses with strategic planning and entity structuring that included acquisitions and dispositions of real estate. Joey is involved with the Minnesota Chamber of Commerce and is a graduate of the University of St. Thomas' Accounting and Entrepreneurial Studies program.

### Education

B.A. University of St. Thomas, Entrepreneurship/Entrepreneurial Studies

B.A. University of St. Thomas, Accounting

Certified Public Accountant (MN)

CCIM 101

NAI North Star  
1400 Madison Avenue Suite 730  
Mankato, MN 56001  
507.380.6627