

FOR SALE

19178 INDUSTRIAL BLVD NW

Elk River, MN 55330



STACK
INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

General Building Information

Year Built

Multiple phases from 1978 - 1997

Construction Type

Concrete/steel

Zoning

I-1 (General Industrial)

Building Ownership

Osterman-Erdman Properties, LLC

Building Specifications

Total Square Footage

63,934 SF

Parcel Size

3.23 acres

Clear Height

14' - 20'

Bay Depth

Varies

Truck Court

110'

Parking Ratio

67 stalls | 1.05 per 1,000 SF

Roof Type | Age

Pitched steel and rubber membrane
Age unknown - report available

Sprinkler System

No sprinkler system, but the building is protected by a fire alarm with hardwired smoke detectors and emergency lighting.

Utilities

Cable & Internet Provider

TBD

Power Provider

Xcel Energy

Gas Provider

CenterPoint Energy

Water

City of Elk River

Financials

Sale Price

\$3,950,000 | \$61.78 psf

2026 Property Tax

\$54,542.00

AVAILABILITY SUMMARY

East & West Buildings

Date Available

Now

Total SF

East Building: 35,244 SF

West building: 28,690 SF

Square Footage Breakdown

Office: 4,496 SF

Warehouse: 28,690 SF

Manufacturing: 30,748 SF

Power

3-phase - 1500 KVA service - 277/480 volt transformer

3-phase - 300 KVA service - 120/208 volt transformer

HVAC

Inventory Available

Model: Varies

Serial Number: Varies

Condition: Good

Tonnage: 155.5

Loading Docks

Qty. 4 | 9'W x 10'H

Drive in Doors

Qty. 2 | Dimensions Vary

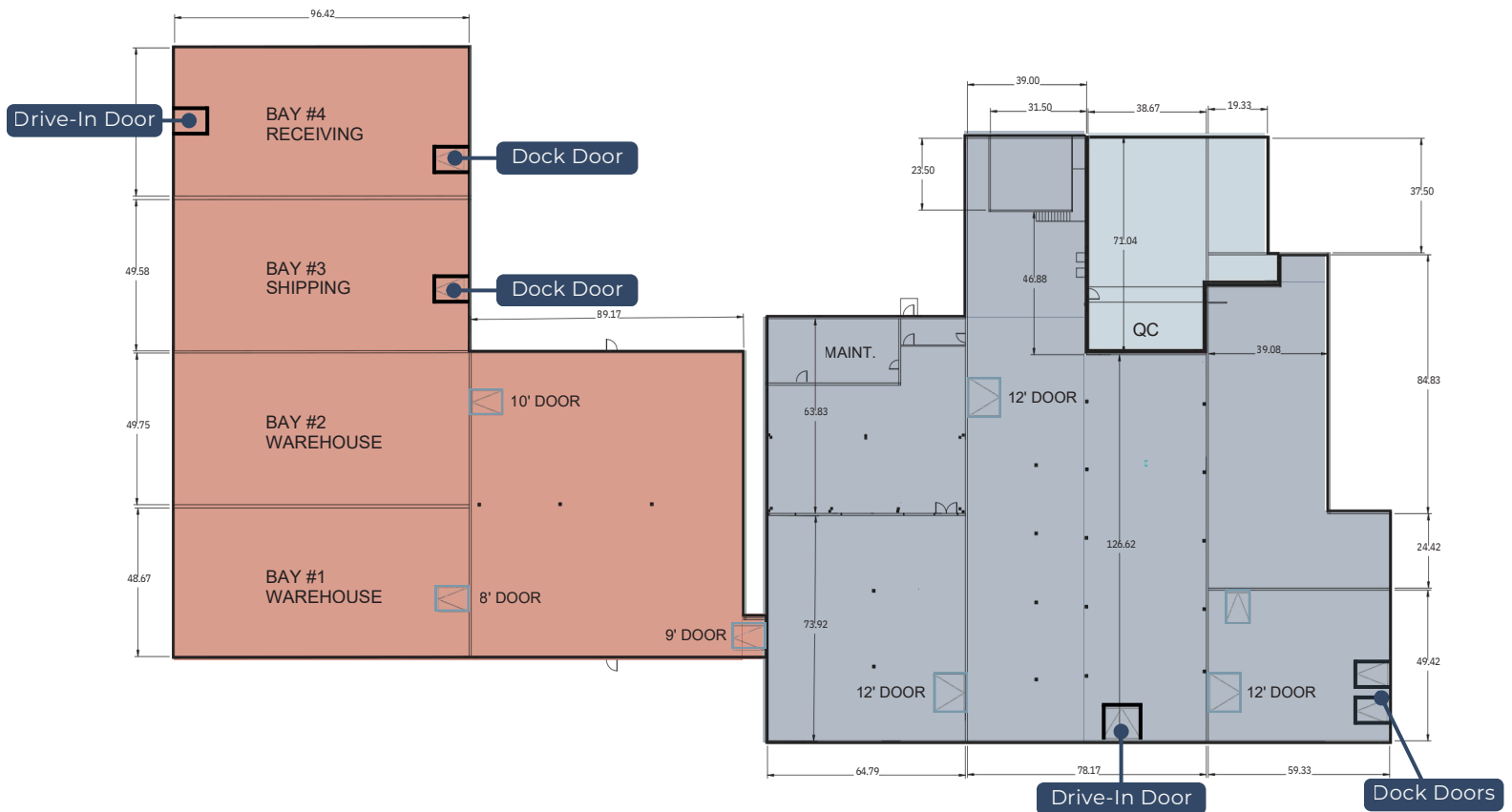
Specialty Features

Cannabis use is permitted with CUP

One of the highest-capacity buildings under 100,000 SF in Elk River.

Supports heavy manufacturing, automation, cannabis cultivation, etc.

AVAILABLE SPACE




63,934 SF
 Total


4,496 SF
 Office


28,690 SF
 Warehouse


30,748 SF
 Manufacturing

EXTERIOR IMAGES



INTERIOR IMAGES



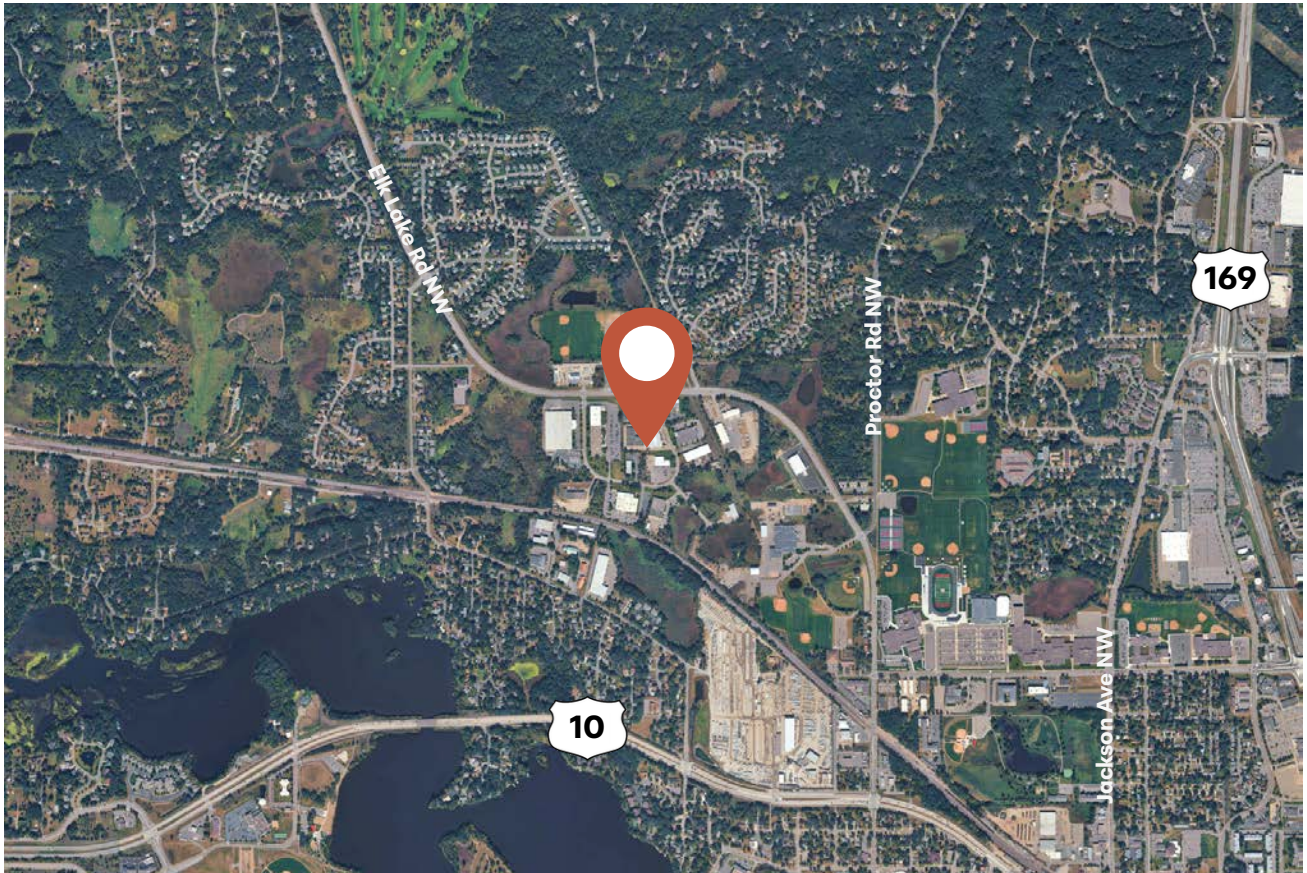
BUSINESS INCENTIVES

CITY OF ELK RIVER

Incentive Program	Description	Eligibility & Benefits
Business Microloan Fund	Low-interest, long-term loans for industrial, commercial, and downtown property development or improvements.	Up to \$50,000 per project; focuses on stimulating growth and job creation.
Job Incentive Microloan	Financial assistance aimed at creating or retaining employment.	Loans tied to job metrics; provides technical support for workforce expansion.
Energy Incentive Program	Discounts on electric bills from Elk River Municipal Utilities (ERMU) for qualifying businesses.	Savings for up to two years; ideal for energy-intensive manufacturing operations like those requiring high-amp services.
Property Assessed Clean Energy (PACE)	Financing for energy efficiency and renewable projects, repaid through property assessments.	Supports sustainable upgrades; available via state partnerships.
Other Financial Incentives	Includes tax incentives and community improvement grants to enhance economic vitality.	Awards for visual and property enhancements; coordinated with Minnesota DEED programs.



LOCATION



Restaurants within 5 miles

Olde Main Eatery
Pompeii Pizzeria
Pizza Ranch
Sunshine Depot
Sammy's Pizza & Restaurant
Taco Bell
Hajime Sushi
Papa Murphy's
Rockwoods
Edge Bar & Boutique
Arby's



Retail Shops within 5 miles

Elk River Mall
Cub Foods
Joann Fabrics
Ashley Furniture
Walmart Supercenter
Maurices
Famous Footwear
Overstock Furniture
Chuck & Don's Pet Food
Jo-Ann Fabrics
Visionworks

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