

ALEXANDRIA INDUSTRIAL PROPERTY

1104 34TH AVENUE WEST, ALEXANDRIA, MN 56308



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present this industrial building for sale or lease, located at 1104 34th Ave W, Alexandria, MN 56308. This 55,373-square-foot facility sits on a spacious seven-acre lot and was most recently occupied by a single tenant, though it is well-suited for multi-tenant use. The building includes one dock door and an overhead door on the west side, along with several additional overhead doors inside. Conveniently located on State Highway 29 and just minutes from Interstate 94, the property offers excellent regional connectivity to the Twin Cities, Fargo, and Central Minnesota. Positioned in a well-developed area with strong traffic flow, the site is close to major retailers, numerous restaurants, and a regional medical center, making it an ideal opportunity for owner-users, investors, or tenants seeking a well-located industrial asset.

PROPERTY HIGHLIGHTS

- 55,373 square feet comprised of both industrial/warehouse space and office space
- One dock door and one exterior overhead door with multiple overhead doors inside
- 18'-22' sidewall heights and multiple 3-Phase, 110, 240, and 480 volt services
- Easily-accessible location located right off State Highway 29 and only minutes from Interstate 94
- In close proximity to strong nearby national companies like Walmart and Menards
- Prior use was single tenant but has the ability to be multi-tenanted

OFFERING SUMMARY

Lease Rate:	\$5.50 SF/yr (NNN)
Sale Price:	\$2,600,000
Available SF:	55,373 SF
Lot Size:	7 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,675	13,094	17,227
Total Population	22,161	30,624	40,492
Average HH Income	\$99,042	\$105,969	\$104,752

JAKE CLEVELAND

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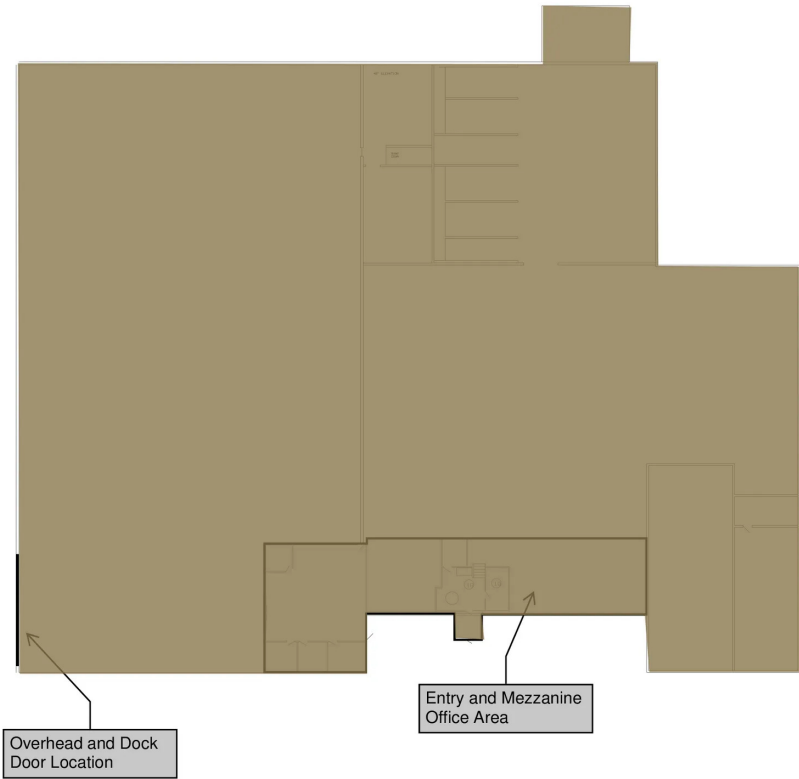


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FOR SALE & LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
For Lease	For Lease	55,373 SF	NNN	\$5.50 SF/yr	2025 Estimated CAM is \$2.00/sf.

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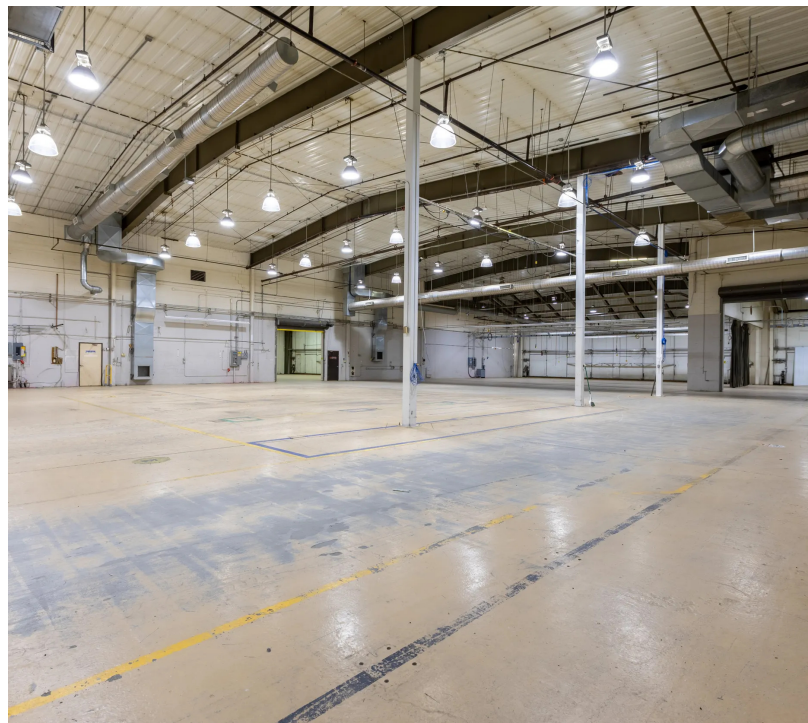


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