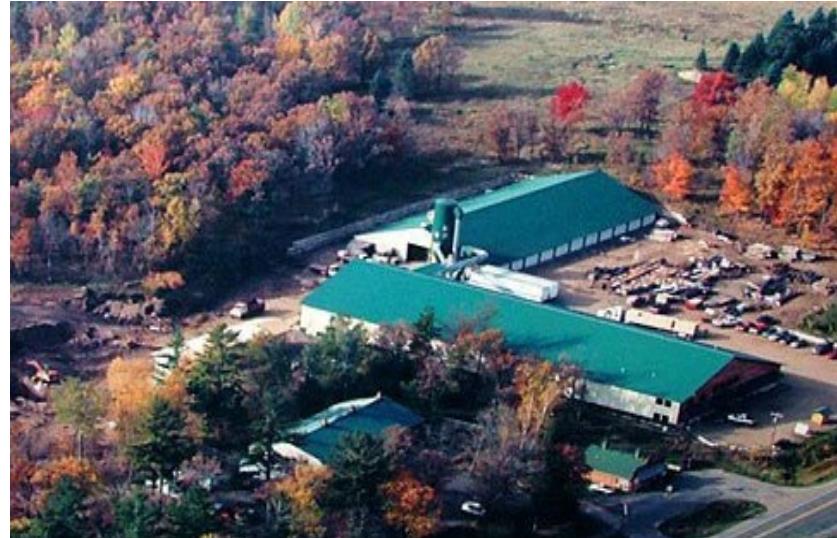


## Industrial Millwork Manufacturing Property with Business Assets For Sale

VR Business Brokers, Mergers & Acquisitions, is pleased to announce the sale of Industrial Property & long-established Millwork Manufacturing Business Assets.

- **Location:** Deerwood, Crow Wing County, MN.
- **Property Size:** Approx. 32.08 acres across 4 parcels (Part of lot to be subdivided in collaboration with buyer)
- **Total Improvements:** Over 62,000 square feet across 5 buildings
- **Year Built:** Year 2000-2005
- **Zoning:** Industrial
- **Offering Includes:** Manufacturing Equipment valued over \$1M.



This is a rare opportunity to acquire a well-maintained industrial real estate portfolio currently used for millwork manufacturing. Spanning 32.08 acres and improved with 62,785± total square feet of functional showroom, office, production, and mechanical space, the offering includes five buildings across four contiguous parcels.

### Highlights include:

- **Main Manufacturing Building**  
39,345 sq. ft. comprising a showroom, 28,215 sq. ft. production floor, office and rentable space, and two mezzanine levels (office/showroom & conference area).
- **Storage Building**  
20,000 sq. ft. steel structure ideal for warehousing or auxiliary operations.
- **Boiler & Kiln Support Facilities**  
Includes IP boiler room, secondary boiler room, and a 2,640 sq. ft. mechanical boiler and kilns facility—integral to past wood manufacturing processes.
- **High-Capacity Industrial Saw Dust Collection System**  
Installed and operational, providing significant value for similar or adjacent industry use.

Contact Young Bebus, Lead Advisor at [youngb@vrtwincities.com](mailto:youngb@vrtwincities.com) or 651-330-1767  
NDA required to view Confidential Information Memorandum about the Business Assets