



For Sale

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1 E Industrial Blvd, Maynard, MN 56260

Colliers is pleased to present this versatile manufacturing facility located in Maynard, MN. The building features functional clear heights, multiple grade-level access points, and flexible floor space. With convenient access to regional highways and strong utility infrastructure, the property is ideal for owner-users or investors seeking a cost-effective industrial asset in western Minnesota.

- Flexible 50,000+ SF that can be suited to a wide range of uses
- High quality office space with a kitchen and conference room
- Located on a rail line
- Property includes 7.3 acres

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Accelerating success.

For Sale

Property Highlights

Address: 1 E Industrial Blvd, Maynard, MN 56260

PID's: 50-829-3106, 50-829-3104,
50-060-0310 & 50-060-0490

Building SF: 56,200 SF

Lot Size: 7.3 acres

Year Built: 1990
Additions Built: 1991, 1995, 1996

Loading: Two Drive ins
Two Dock Doors

Clear Height: Up to 18'

Construction: Steel Frame

Sprinklers: Fully sprinkled

Electrical: 2,000 amp, three-phase main entry panel

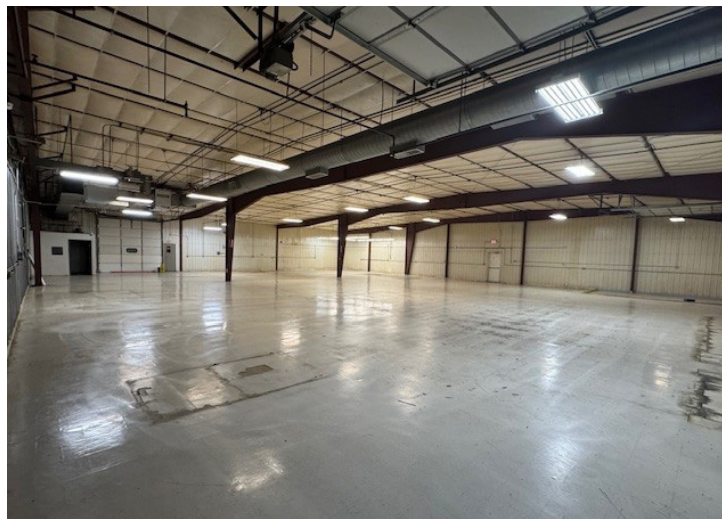
Lighting: Florescent & mercury vapor

HVAC: Ceiling mounted gas-fired unit heaters

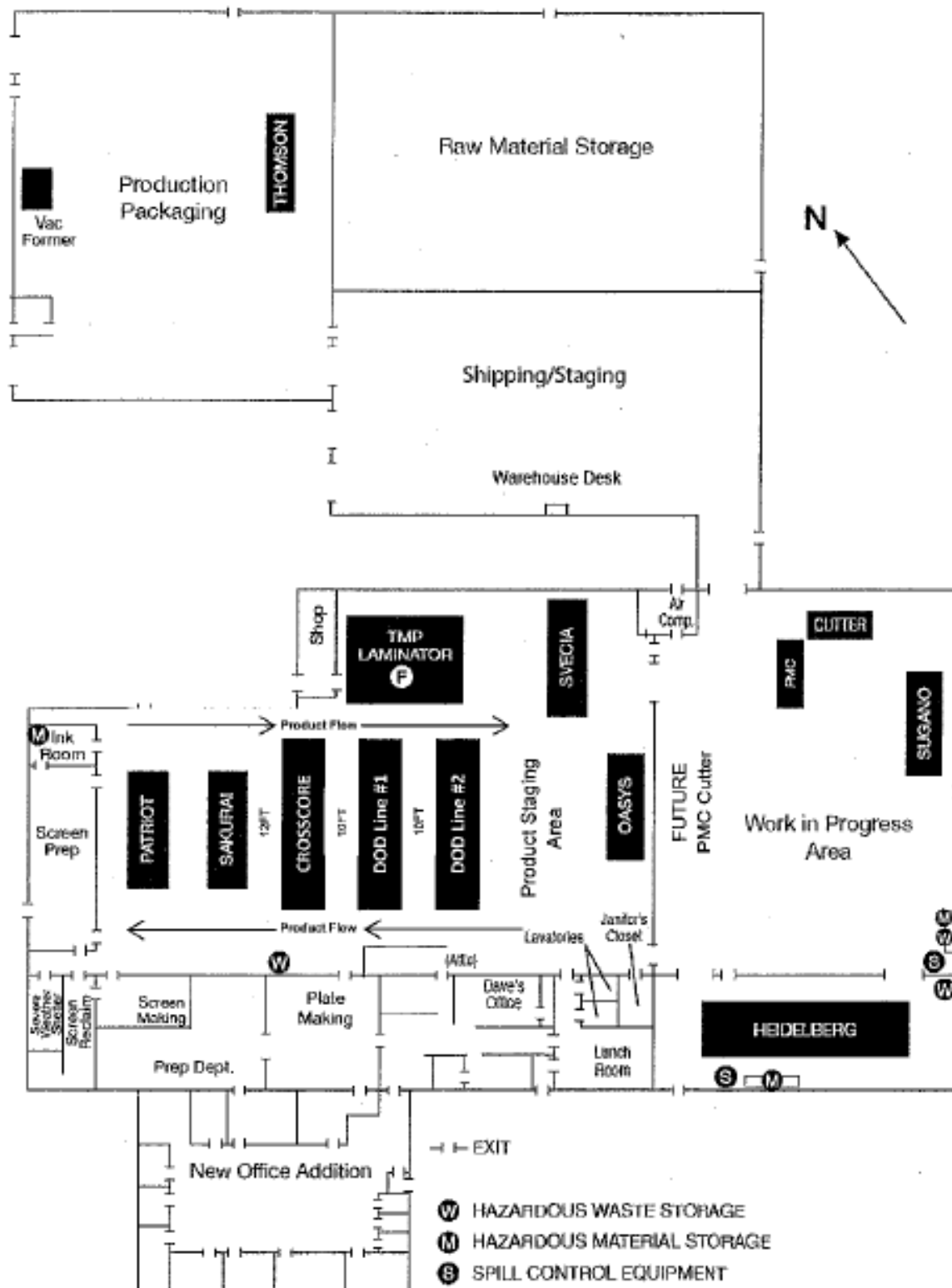
Foundation: Concrete

Rail: Located on a rail line

Sale Price: \$1,200,000 (\$21.35/SF)



Floor Plan



Location Overview

Chippewa County



Population

12,220 (2025)



Workforce

64% of population
between ages 19-75



Median
Household
Income

\$72,022 (2025)



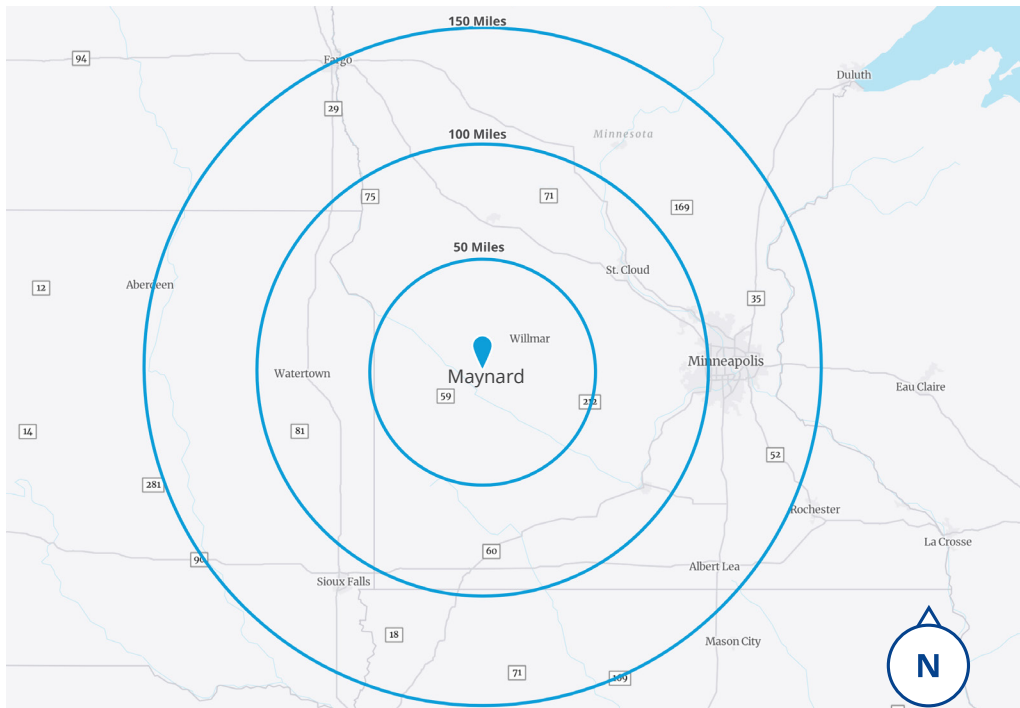
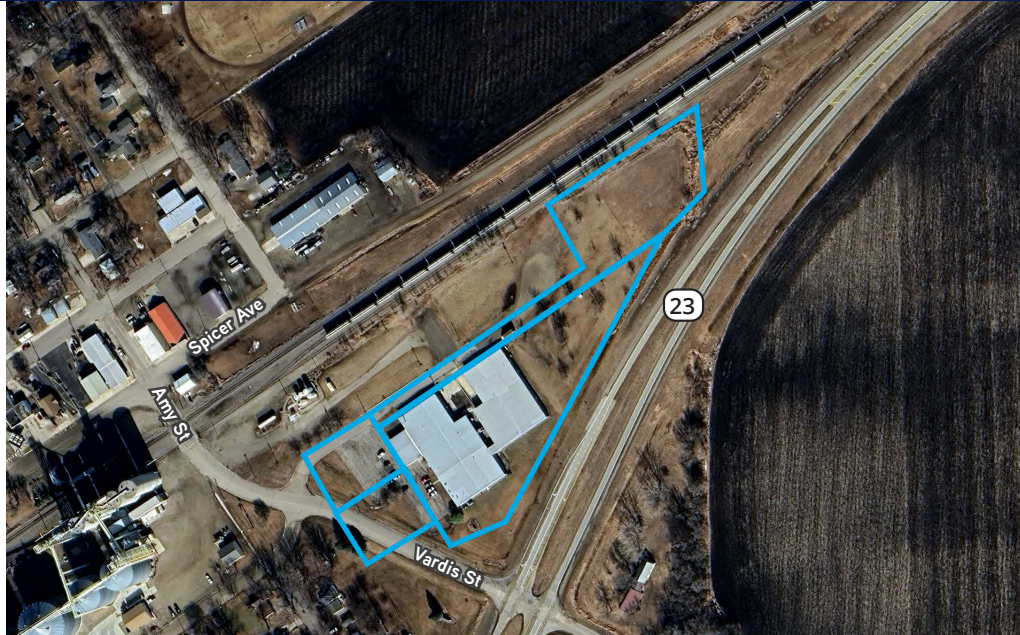
Businesses

620 (2025)

Web Links

[Chippewa County](#)

[Maynard, MN](#)



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