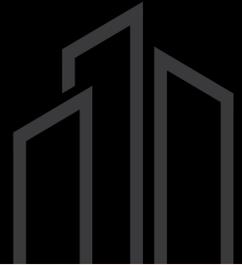


PIERZ INDUSTRIAL/FLEX

26234 MINNESOTA 27, PIERZ, MN 56364



FOR SALE



PROPERTY DESCRIPTION

Inventure is pleased to present Pierz Industrial/Flex, this 12,800 square foot industrial facility is located at 26234 MN-27 in Pierz, MN. Positioned in Central Minnesota, Pierz offers convenient regional access to larger markets including St. Cloud and Brainerd, making it an ideal location for businesses seeking connectivity while benefiting from a cost-effective operating environment. The building is well-suited for a variety of industrial users, featuring 16' sidewalls and 22' center clear height, allowing for efficient manufacturing, warehousing, or service operations. The property is powered by 3-phase, 4-wire, 600-volt service with 2,000 amps, filling a wide range of operational needs. Loading and workflow include three overhead doors, one measuring 11'5" x 12' and two at 10' x 12', as well as two dock doors measuring 8' x 8'. The shop area is equipped with radiant heat, providing consistent and efficient climate control. The office and support areas include a large reception area, manager's office, and break room, all complemented by a wide-open floor plan that allows for flexible configuration based on user needs. Property also features paved parking lot offers ample parking for employees and visitors. With its strong infrastructure, functional layout, and strategic location within Central Minnesota, 26234 MN-27 offers an excellent opportunity for businesses looking to expand or establish operations in a well-connected and business-friendly community.

PROPERTY HIGHLIGHTS

- Building totals 12,800 square feet
- Well located along Highway 27 and just off Highway 25
- Three over head doors and two dock doors
- 3-phase, 4-wire, 600 volts, 2,000 amp power
- 16' sidewalls with 22' center clear height
- Radiant heat in shop area
- Open functional layout including large reception, manager's office, and a break room
- All equipment would be removed at sale
- Paved parking lot with ample capacity

OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	12,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	48	185
Total Population	37	134	513
Average HH Income	\$93,440	\$83,709	\$82,980

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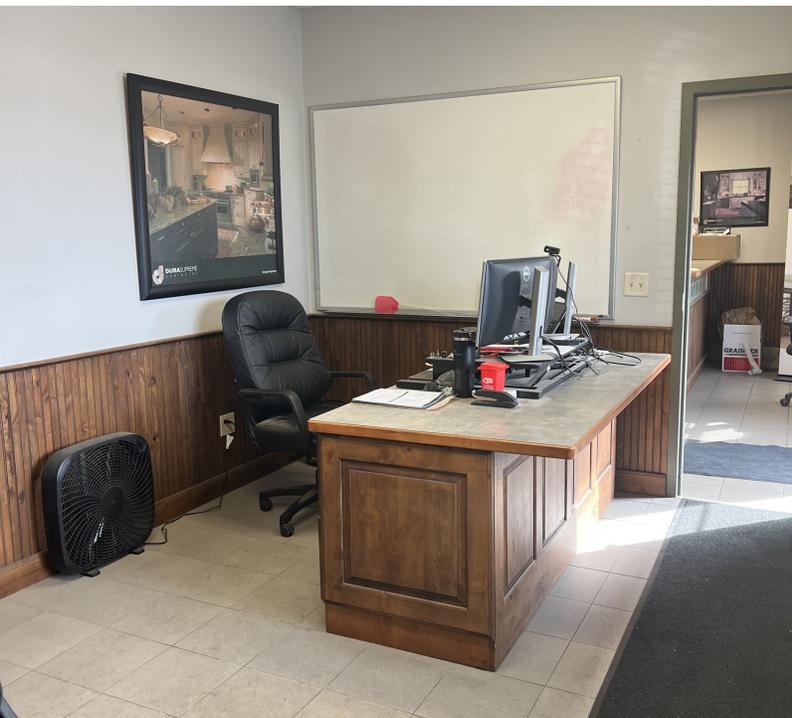


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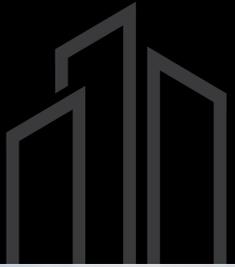
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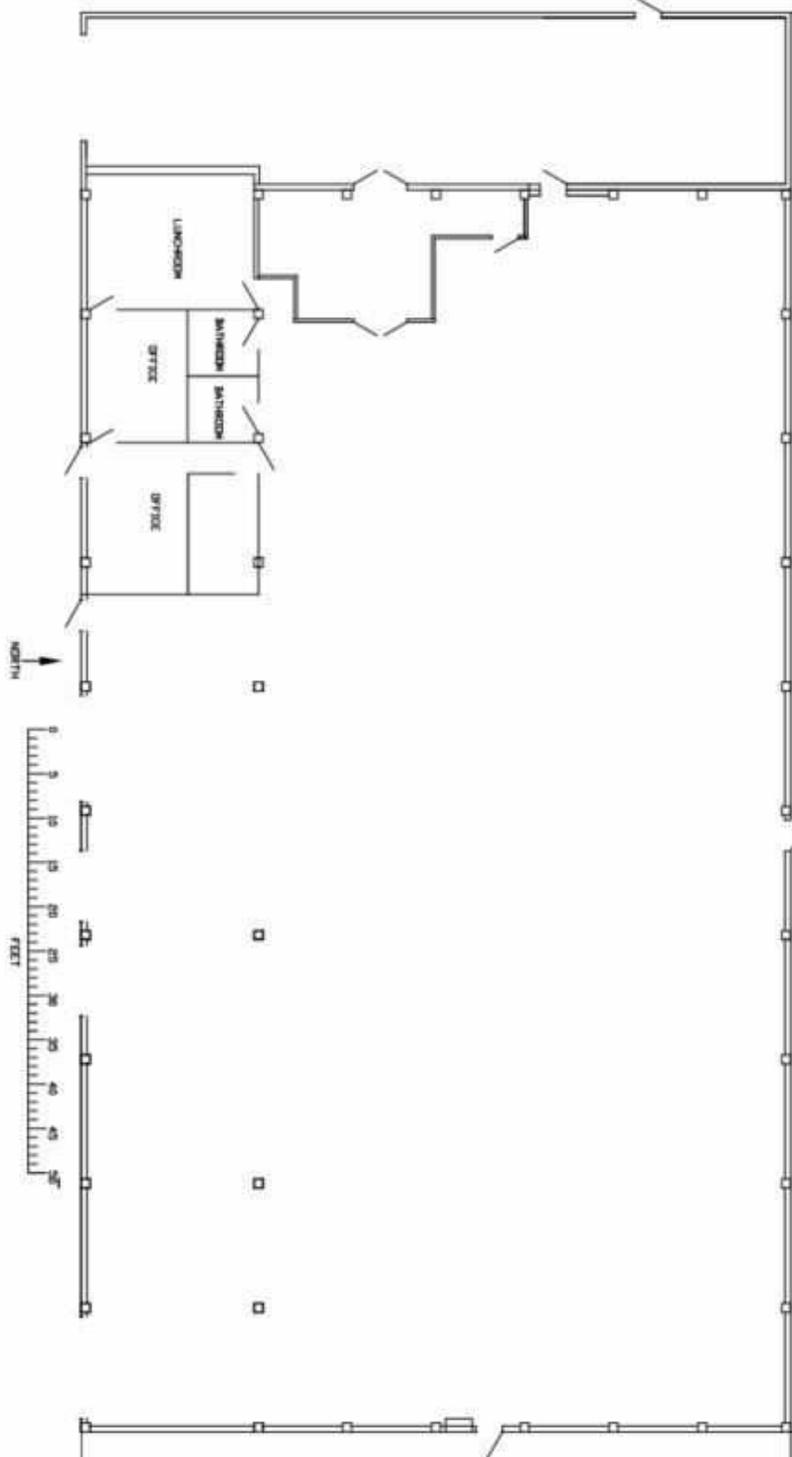


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Google

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