

**FOR SALE**

**19178 INDUSTRIAL BLVD NW  
ELK RIVER, MN 55330**



# PRIME MANUFACTURING ASSET

## SALE OFFERING

### 19178 Industrial Blvd NW, Elk River, MN 55330

The industrial facility at 19178 Industrial Blvd in Elk River, MN totals 63,934 square feet on a 3.23-acre lot and is fully configured for manufacturing and industrial operations. The building features 4 dock-high doors, 2 drive-in bays, and a robust dual-service electrical infrastructure, consisting of a 1,500 kVA, 277/480-volt transformer and a 300 kVA, 120/208-volt transformer, providing strong and reliable distribution capacity for production equipment and building systems. The facility is fully air-conditioned, supporting efficient, temperature-controlled production environments.

The property is located within a zoning district where cannabis manufacturing and related operations are expressly permitted with a CUP, making it suitable for state-licensed cultivation, processing, or production uses.



PROPERTY SPECS	
Total Building Size	63,934 SF
Office Area	4,496 SF
Warehouse Area	28,690 SF
Manufacturing Area	30,748 SF
Parcel Size	3.23 AC
Loading	4 Docks   2 Drive-Ins
Parking	67 Stalls
Year Built	Multiple Phases from 1978-1997
Power	3 Phase - 1500 KVA Service - 277/480volt transformer 3 Phase - 300 KVA Service - 120/208volt transformer
Lighting	T-8
Environmental	Phase I & Phase II Completed 03/2025
Fire Protection	The property does not have a sprinkler fire protection system. The property is protected by a fire alarm with hardwired smoke detectors and emergency lighting.
Climate Control	Fully A/C
Foundation	Poured concrete, slab on grade – thickness unknown
Truck Court	110'
Zoning	I-1 General Industrial
PID's	75.00543.0110 & 75.00543.0120
Sale Price:	\$4,300,000 (\$68.00 PSF)
2025 Property Taxes	\$54,542

#### Notes:

- Cannabis use is permitted with CUP
- One of the highest-capacity buildings under 100k SF in Elk River. Supports heavy manufacturing, automation, cannabis cultivation, etc.

EAST BUILDING	
Total Building Size	35,244 SF
Clear Height	14' - 20'
Construction Class	Steel
Frame	Structural Steel
Exterior Walls	Steel Siding
Roof Type	Pitched Steel
Roof Age	Unknown - Report Available
PID	75.00543.0120

WEST BUILDING	
Total Building Size	28,690 SF
Clear Height	17'
Construction Class	Concrete/Steel
Frame	CMU with Steel Truss Roof Structure
Exterior Walls	CMU
Roof Type	Flat Roof w/ Rubber Membrane
Roof Age	Unknown - Report Available
PID	75.00543.0110



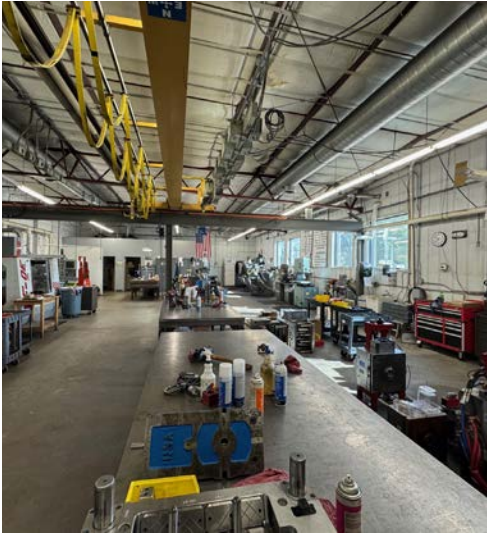
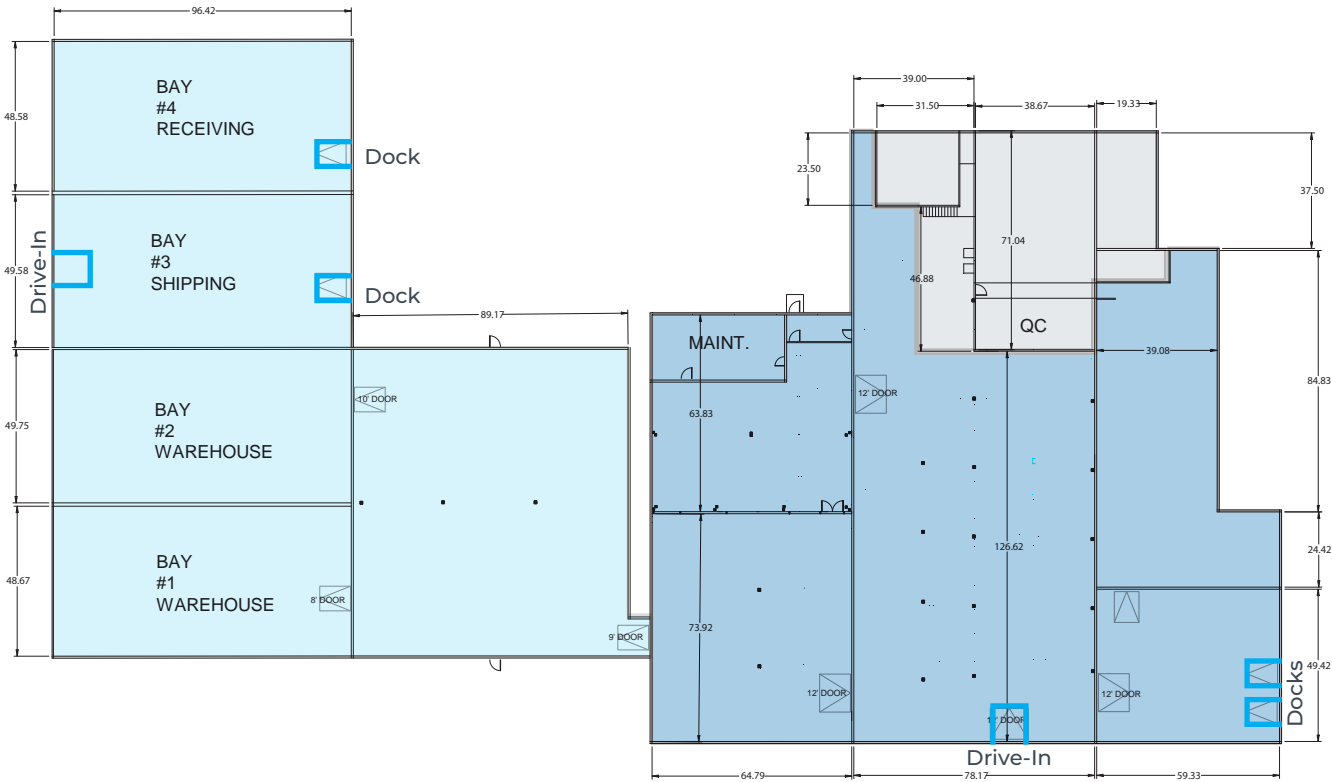


# SPACE DESIGNED FOR POSSIBILITY

FLOORPLAN & PROPERTY IMAGES

## FLOOR PLAN

- Warehouse (17' Clear)
- Manufacturing (14' - 20' Clear)
- Office





# BUSINESS INCENTIVES

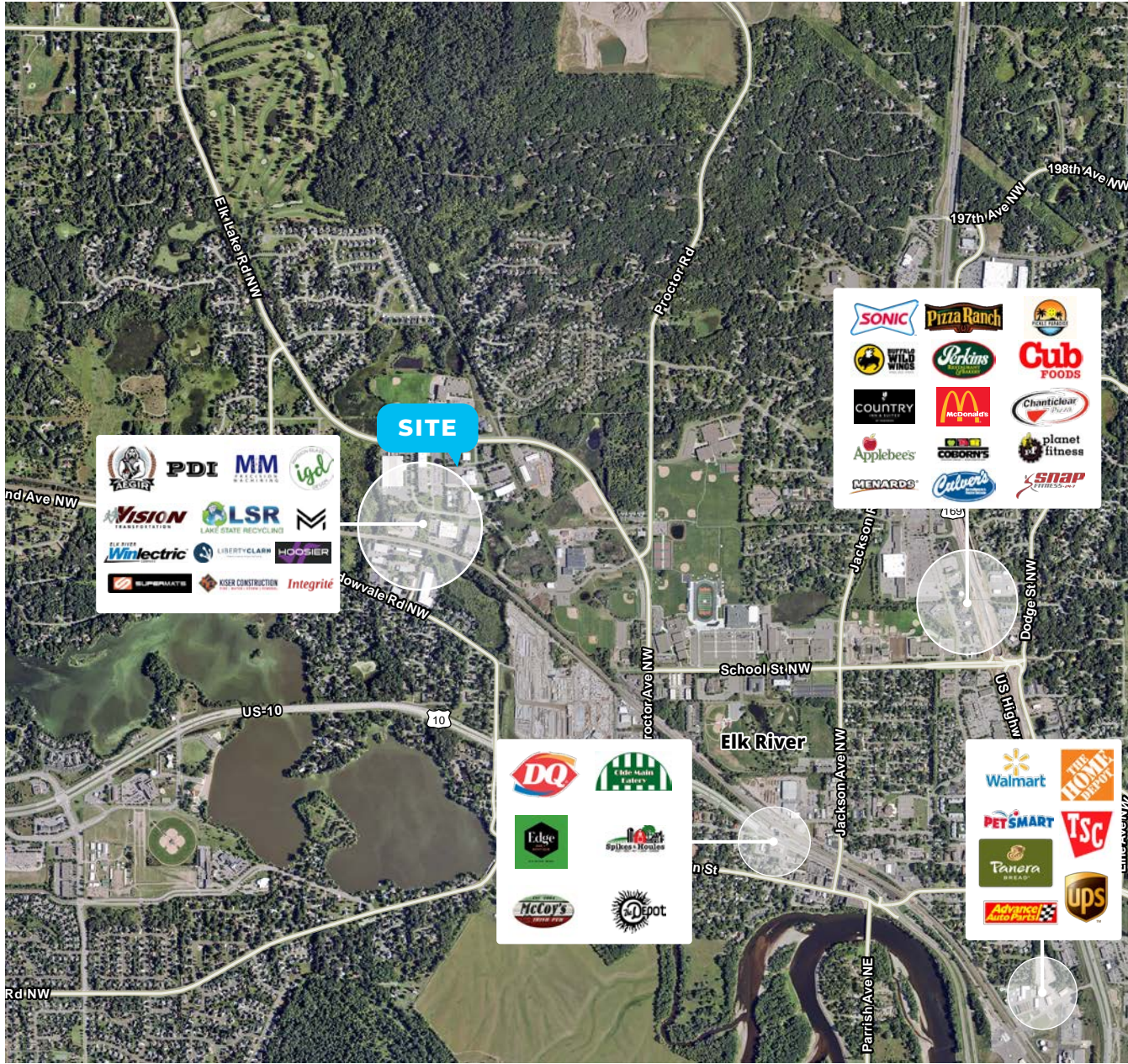
CITY OF ELK RIVER, MN

INCENTIVE PROGRAM	DESCRIPTION	ELIGIBILITY AND 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.





# NEIGHBORHOOD AMENITIES



## BACKED BY LOCATION

Elk River offers a strategic location for industrial users seeking efficient access, workforce reliability, and long-term value in the northwest Twin Cities metro. Positioned near major transit routes, including U.S. Highway 169, Highway 10, and close proximity to I-94, Elk River provides direct connectivity to regional freight corridors, MSP International Airport, and key logistics hubs.

The area is well-suited for light manufacturing, warehouse/distribution, and flex industrial operations. Surrounding communities support a growing industrial base, with nearby business parks offering scalable sites, modern infrastructure, and flexible zoning options. Elk River's location also places industrial users within reach

of critical supply chains and consumer markets across the Twin Cities and greater Minnesota.

From an operational standpoint, Elk River delivers strong fundamentals: proximity to a skilled labor pool, stable power and utility infrastructure, and a business-friendly suburban environment. Companies benefit from lower congestion, high-quality municipal services, and room to expand—all without sacrificing regional accessibility.

For industrial users looking to expand, consolidate, or enter the Twin Cities market, Elk River combines logistical strength, workforce access, and a location poised for long-term growth.





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