

Available For Sale or Lease

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

Manufacturing & Production Facility

±127,500 SF | ±12.58 acres

Industrial For Sale or Lease

Colliers is please to offer for sale or lease this ±127,500 SF manufacturing/production facility located in Blackduck, MN.

Facility is suitable for a wide variety of users and space configuration can be demised.

Property is well maintained, equipped with heavy power, 100% HVAC/conditioned space, with adequate production and warehousing capabilities.

Facility is situated on ±12 acres which allows for building additions or outdoor storage.

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For Sale or Lease

Property Highlights

Address & PID's:

810051000: 348 Summit Ave W - 1.85 acres
810050700: 348 Summit Ave W - 1.43 acres
810050800: 348 Summit Ave W - 1.38 acres
810002402: 348 Summit Ave W - 1.63 acres
810002406: 348 Summit Ave W - 1.41 acres
810050600: 272 Summit Ave W - 0.85 acres
810050501: 348 Summit Ave W - 0.69 acres
810054900: 348 Summit Ave W - 3.34 acres
8 parcels: 12.58 acres

Building SF:

Approximately 127,500 Total SF
Can be demised

HVAC:

100% conditioned space, 35 rooftop units,
well maintained and in good condition

In Floor Heat:

Electric In floor heating throughout facility

Site Size:

±12.58 acres

Column Spacing:

Partial clear span and 20' X 25'

Electrical:

Multiple 3 phase, 200 amp panels in each
building

Clear Height:

12'7" to 18'

Loading:

4 dock doors
10 drive-ins

Roof:

Replaced from 2005 to 2015 to most
recent in 2019

Zoning:

Light Industrial

2024 Taxes:

\$53,102

CAM:

\$2.25 PSF

Base Rent:

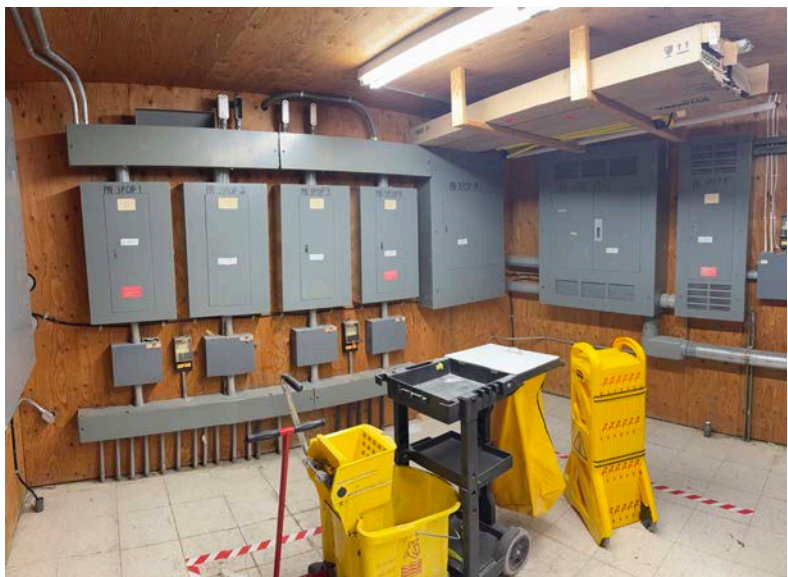
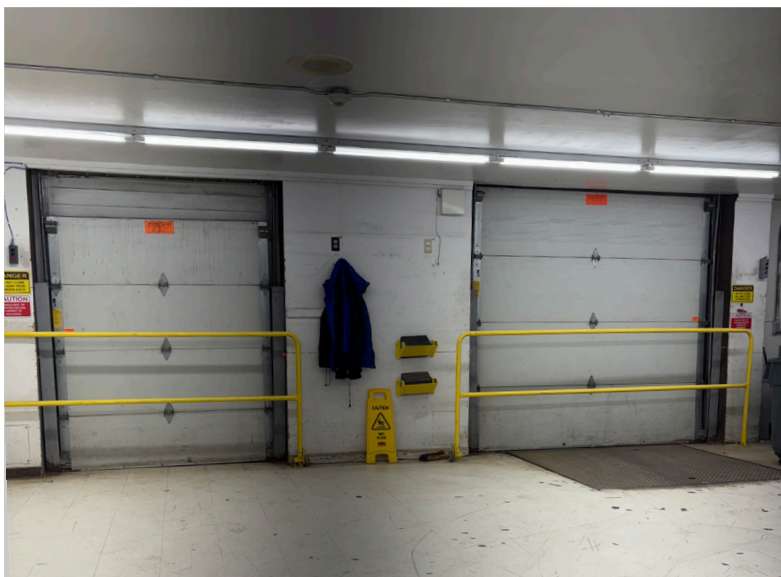
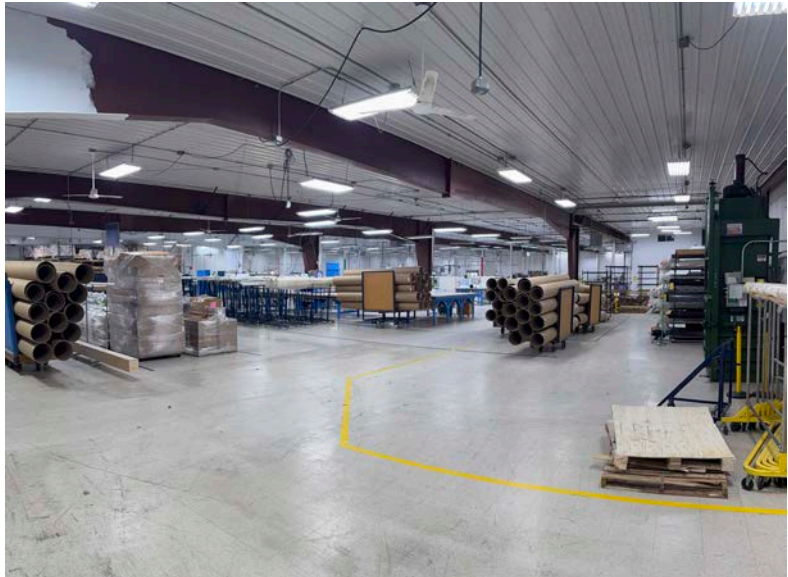
\$3.50 - \$4.50 PSF

Sale Price:

\$1,475,000 or \$11.57 PSF



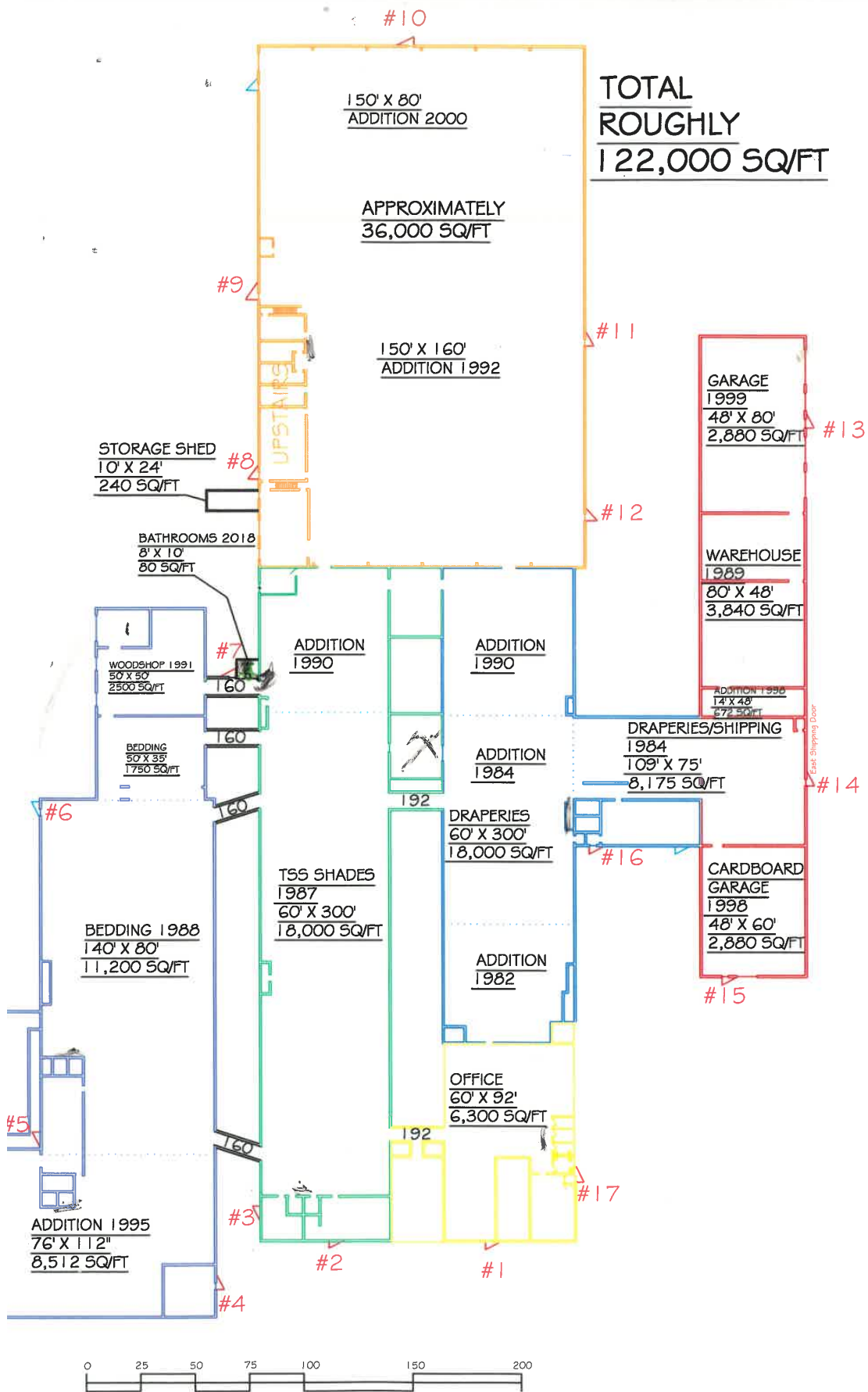
Interior Photos



Exterior Photos



Floor Plan



Location Overview

Beltrami County



Population

47,124 (2025)



Workforce

64% of population
between ages 19-75



Median
Household
Income

\$68,851 (2025)



Businesses

2,193 (2025)



| # | PID's | Address | Acres |
|-------|-----------|------------------|-------------|
| 1 | 810051000 | 348 Summit Ave W | 1.85 |
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| 3 | 810050800 | 348 Summit Ave W | 1.38 |
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| 8 | 810054900 | 348 Summit Ave W | 3.34 |
| Total | | | 12.58 acres |



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