



## Glamos Wire

5564 North 152nd Street, Hugo, MN 55038

### PROPERTY HIGHLIGHTS

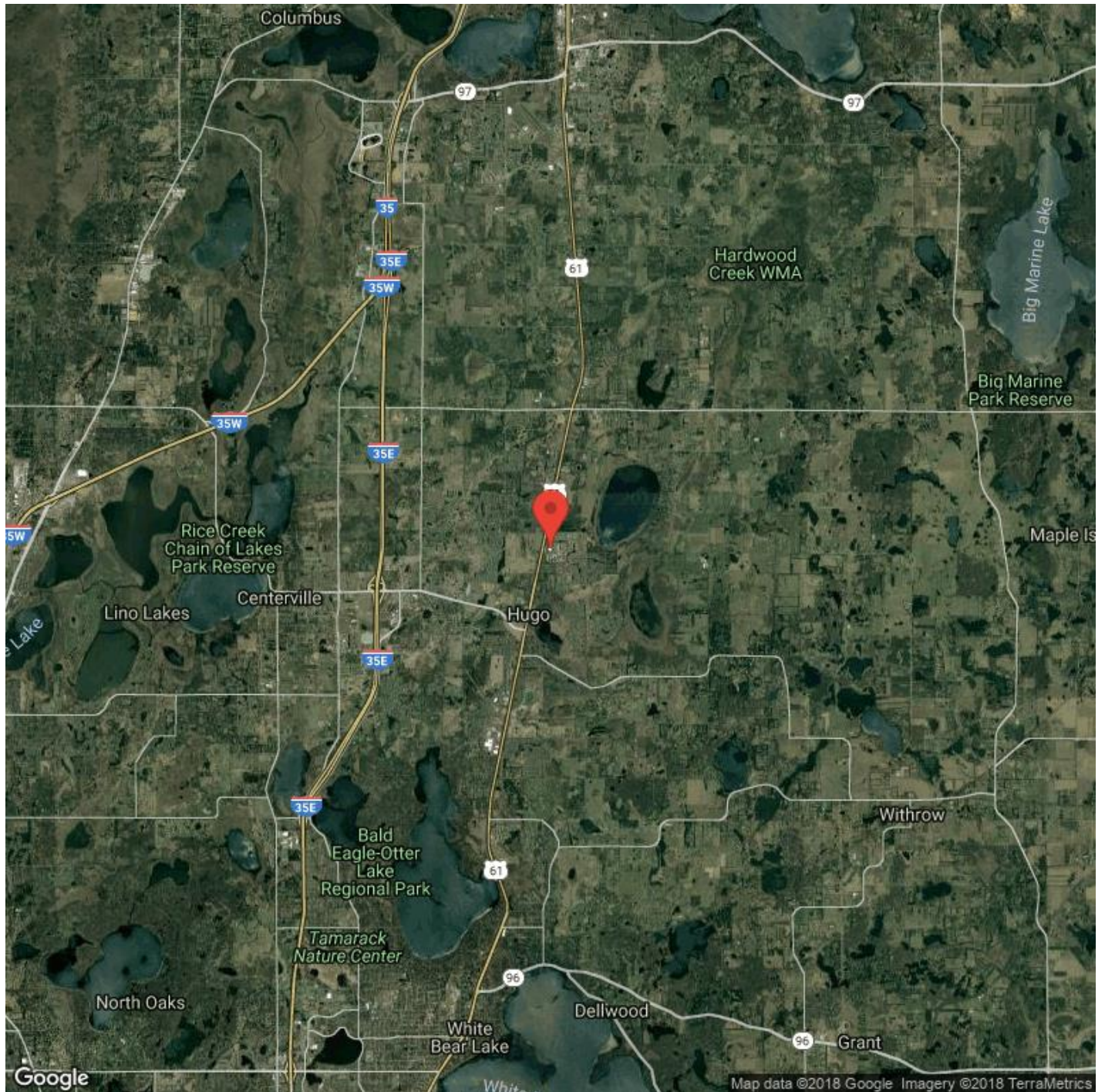
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- 67,987 Sq. Ft. of industrial/office space on 5.182 acres, fully occupied with 120 year old company, Glamos Wire
- 15,000 sq. ft. of mfg. (87): 16-22 ft., 1 drive, 20x25  
25,000 sq. ft. of warehouse (93): 16-22 ft., 3 docks and 1 drive
- 5,704 sq. ft. of office (10)  
22,283 sq.ft. of warehouse (12): 25 ft. clear span
- Off of Interstate 35E and State Highway 61 in Hugo, MN, a 4th ring suburb of the Greater MSP area

# REGIONAL MAP

Glamos Wire  
5564 North 152nd Street | Hugo, MN 55038



# AERIAL MAP

Glamos Wire  
5564 North 152nd Street | Hugo, MN 55038



# PROPERTY DESCRIPTION

Glamos Wire  
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## Property Overview

This 67,987 Sq. Ft. industrial property features front and rear overhead doors, 3 full-height docks, a kitchen, restrooms, offices and open area as well as a conference room and adequate parking in the front. Hugo is easily accessible from I-35E. The building site is located to the east of Hwy 61 on 152nd Street in Hugo, MN.

The original building was 15,000 sq. ft. and built in 1987 with 20 x 25 ft. bays. The building has since had three additions: 25,000 sq. ft. of 22 ft. clear, at peak, built in 1993 with 20 x 25 ft. bays, 5,704 sq. ft. of office built in 2010 and 22,283 sq. ft. of 25 ft. clear warehouse built in 2012.

120 year old Glamos Wire was sold to a new owner in July 2018. The Glamos family has retained ownership of the building but desires to sell at this time. The current tenant is in at a below market rent of \$1.90 NNN for two years and have one, ten year right to renew at defined escalating fair market rates.

The property has the following: wet sprinkler system throughout, security system with video monitoring and magnetic door sensors, 52 parking spots with proof of 40 more, 6 inch floors, concealed trash area and drive-in door and is thought to be clean. Previous use was farmland and there is farmland to the west and vacant two acres to the east. The main road is on the south and buildings are on the north.

# About Us

IAG Commercial was started in July of 2009 with one driving focus: to meet the exclusive real estate needs of our end-user clients. We help end-users plan, define and deliver on a commercial real estate strategy that complements their business plan. These strategies are then carried out through leasing or buying space, disposing of excess real estate or selecting and building a new site on behalf of our clients. Whether needing help locally or across the globe, we can help.

Amongst our small team of commercial real estate specialists, we have more than 60 years' experience in real estate. We have advanced degrees as well as multiple professional certificates in our field. We have helped clients locally, nationally and globally achieve their goals on both simple and complex tasks that were important to them.

We approach our client relationships as if we were part of their company/organization. We commit to working hard for our clients to identify real estate solutions that best meet their current needs. Guiding our clients down the path to achieve their long-term goals is what drives us each day. Most of all, we hope to create life-long business relationships that continue to grow with your business.

**Creating life impacting relationships that enrich our community  
through wise commercial real estate decisions.**

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