



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



Industrial For Sale

23530 University Ave NW
Bethel, MN 55005

Property Features

- 36,000 Total SF
- 29,960 SF Manufacturing / Warehouse
- 6,040 SF Office
- 4.35 Acres
- Climate controlled manufacturing facility

Availability

- Currently Leased through December 31, 2023
- Tenant plans to vacate April 2023



For Sale:
\$2,988,000 (\$83 PSF)
Property Taxes: \$50,714.02 (2023)

FOR MORE INFORMATION, CONTACT

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Property Information

- Climate Controlled facility
- 2,000 Amps / 208 volt / 3 phase power
- 800 amps / 480 volt / 3 phase power
- 14' 10" Clear Height
- 1 - Dock door with leveler
- 2 - 12' tall drive in doors
- Electrical drops and bus duct
- Airlines throughout
- Recent building upgrades (2017)
 - New EPDM Roof
 - Parking lot overlay / striping
 - Exterior Paint
 - 3 new HVAC units (2017 - 2019)
 - Updated landscaping
 - LED lighting throughout
 - Upgraded Air Filtration System





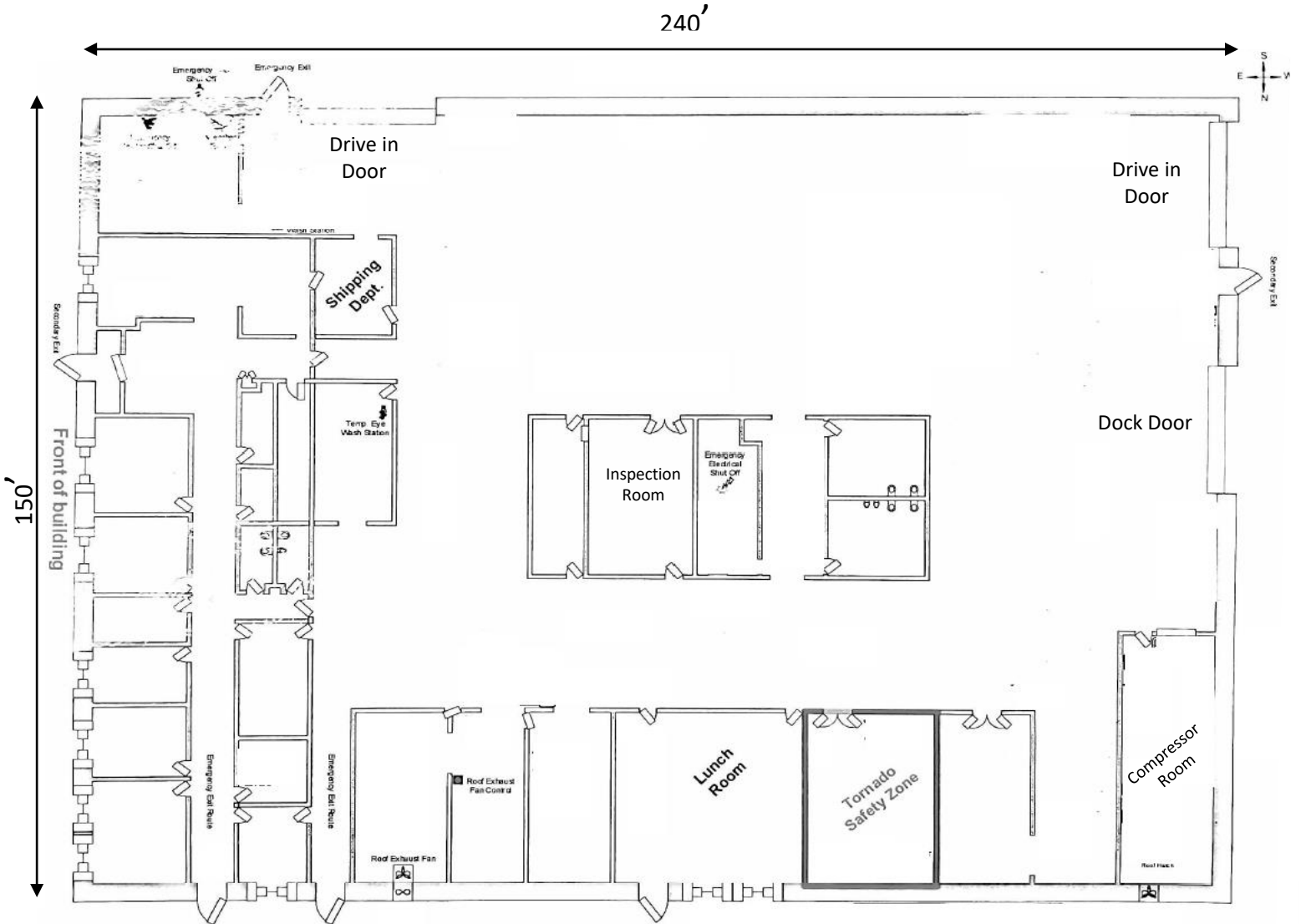
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