



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



Flex / Warehouse For Sale

1308 113th Avenue NE
Blaine, MN 55434

Property Details:

- Single user or multi-tenant building
- Great access to Hwy 65
- 20,000 Total SF
- 4 – 5,000 SF bays (currently single user)
- 2.26 Acres
- Year Built – 1975
- New Roof 2023 – 60 Mil with 25 year warranty
- Zoning: B-3 Reginal Commercial
- Current use is construction and contractor office
- **Tenant in place until July 1, 2025**



Sale Price: \$2,500,000 (\$125 PSF)

Property Tax: \$38,306.22 (\$1.42 PSF)

FOR MORE INFORMATION

Richard Lee

612-718-9919

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Disclaimer: All Measurements, dimensions and sizes are approximate



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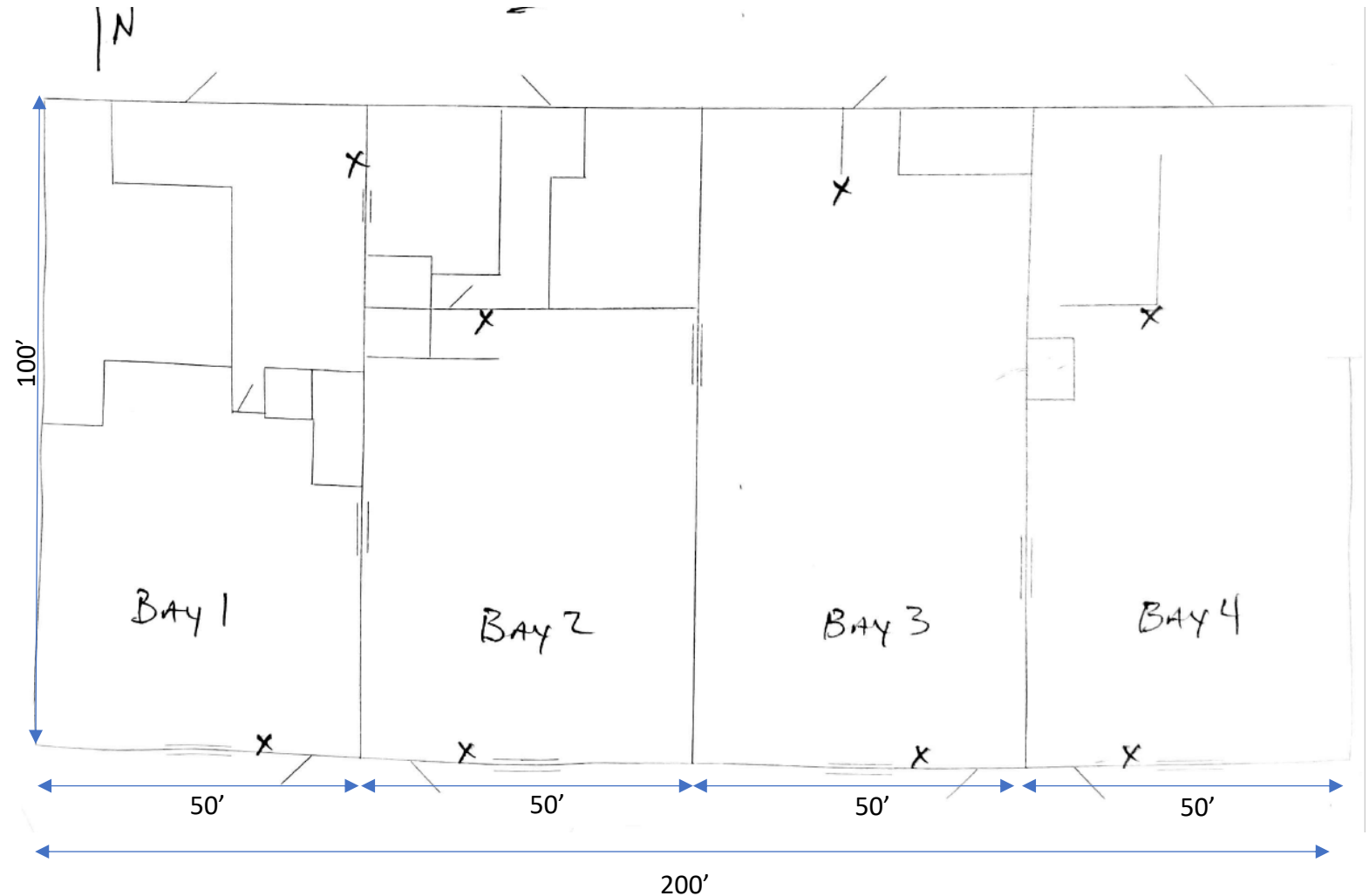
EMAIL: richlee@premiercommercialproperties.com

Property Features:

- 20,000 SF Total
- (4) 5,000 SF Bays
- Office – 3,250 SF
- Warehouse – 16,750 SF
- 11' Clear Height
- 4 – 10' tall drive in doors
- 1- Exterior dock system

Main Building:

- Separate electrical / gas meters
- Restrooms and plumbing stubs in place
- (4) 200 amp / 3 phase panels
- Covered cold storage
- Monument Signage





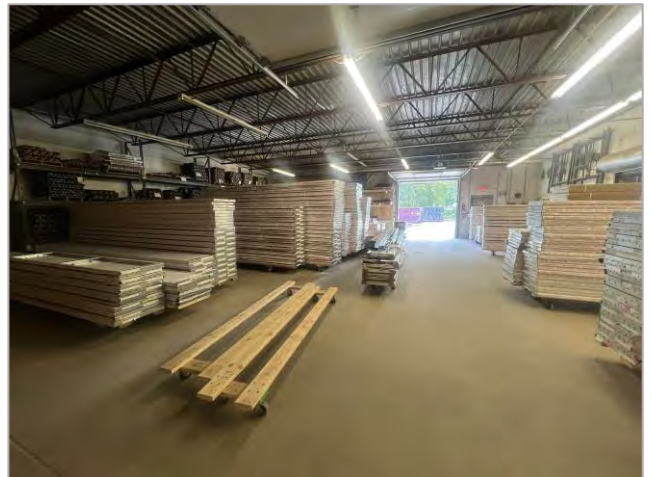
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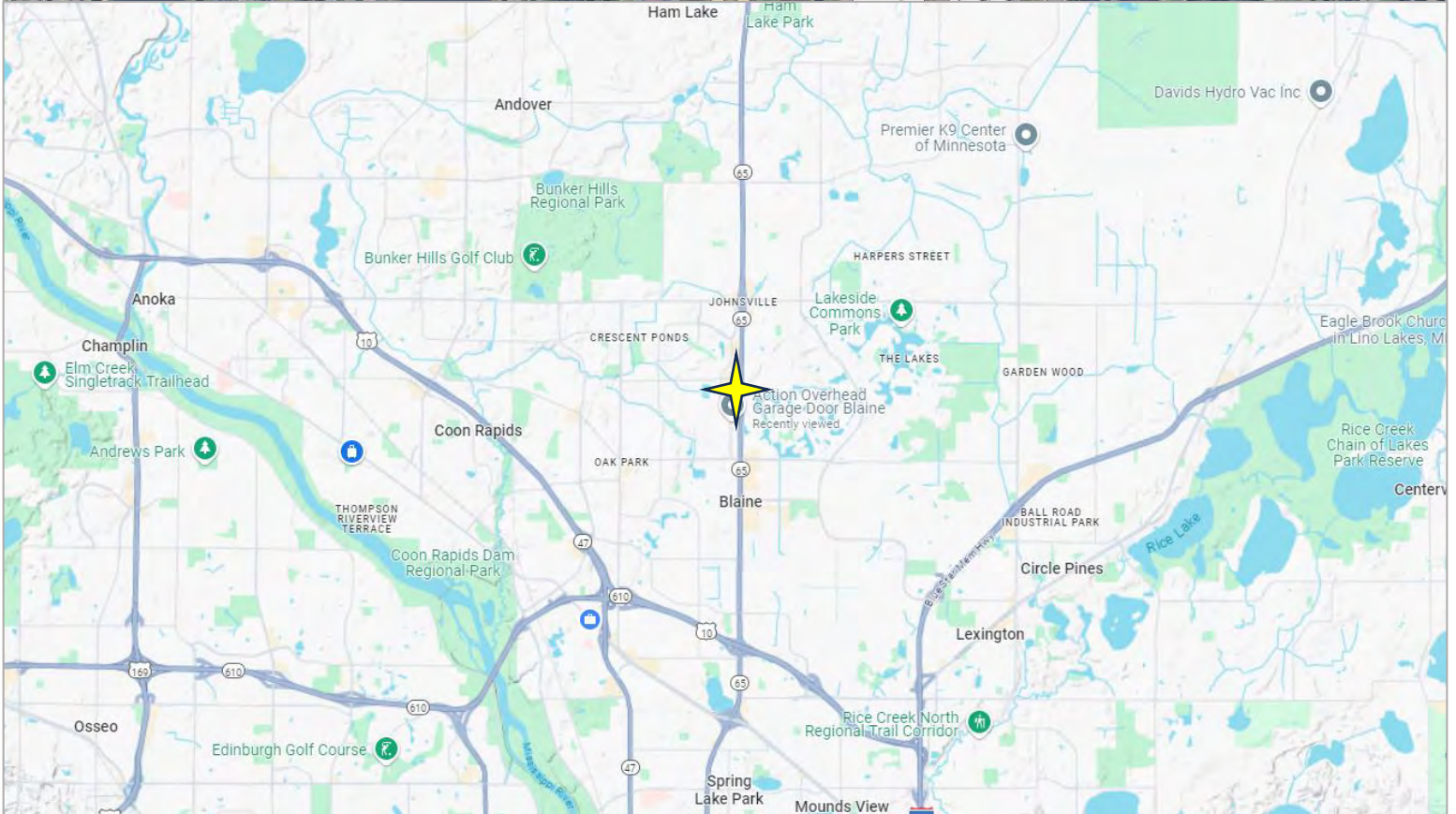
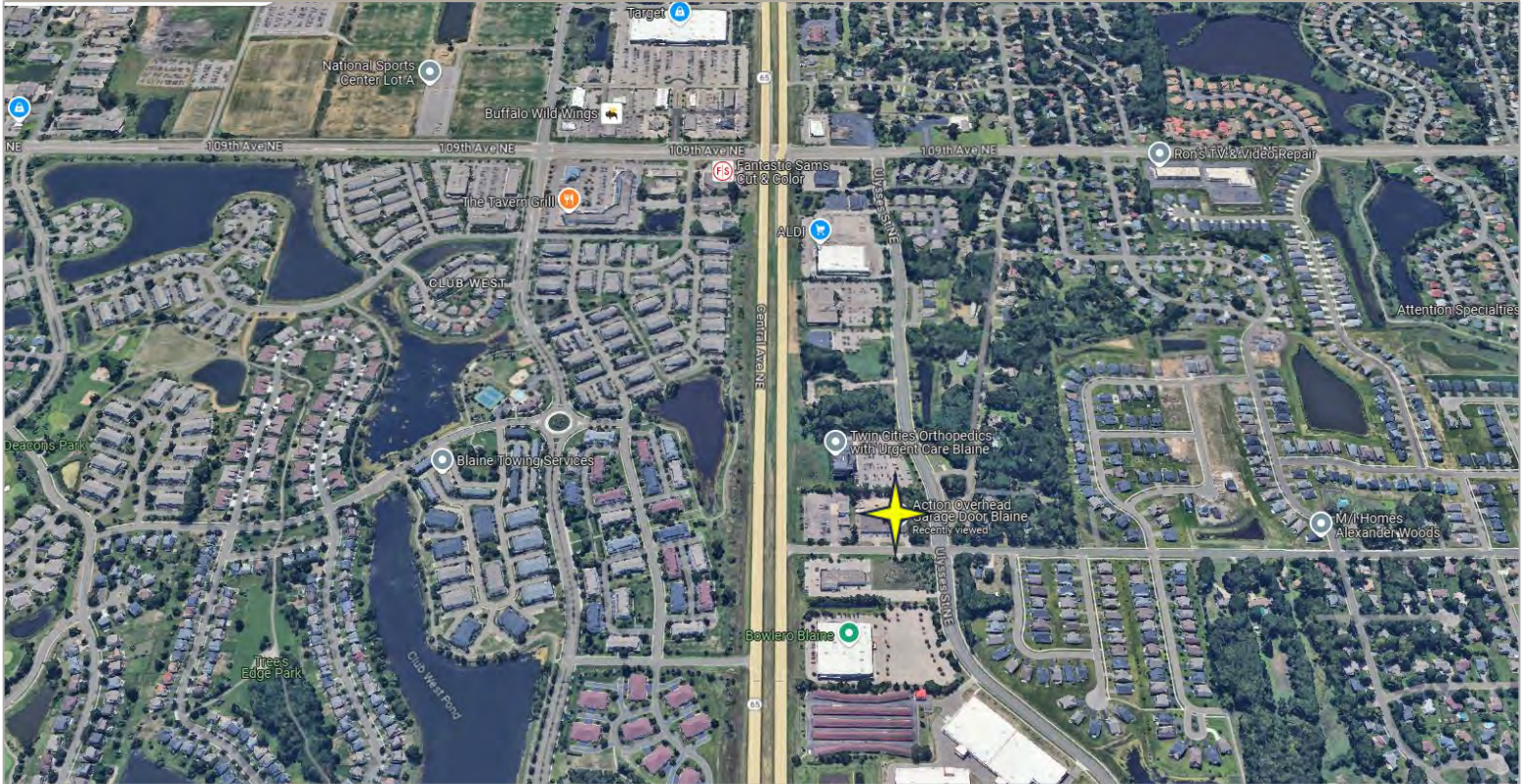
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