



## For Sale

2343 135<sup>th</sup> Lane NW, Andover, MN

### AVAILABLE SPACE

- Stand alone industrial property for sale
- Block Construction, built in 1995
- Approximately 7,000 square feet on approximately 1.16 acres
- Zoned for manufacturing, service and warehouse
- New updates for HVAC, parking lot, security systems and all new LED lighting
- Andover industrial park with quick access to Bunker Lake Boulevard



### PROPERTY DETAILS

Sale Price: \$945,000

\$135 / SF

Property Taxes (2026)

\$20,006.24

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)

[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



## Salient Facts

Total Building Size: Approximately 7,000 SF

### Office Space:

- Approximately 2,160 square feet
- Four (4) private offices on glass
- Large reception with built-ins
- Glass walled conference room
- Restrooms serving office area and warehouse
- Kitchenette

### Warehouse Space:

- 1 – 12' drive-in door
  - 2 – 10' drive-in doors
  - 1 – dock
  - Floor drains
  - Fire Sprinkled
  - 15' clear height (bottom of bar joists)
  - Radiant heat (natural gas)
  - 400 Amps – 3 phase
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- Flat rubber membrane roof. No leaks reported
  - Approximately 1.16 acres of land
  - Serviced by city water & sewer
  - Built in 1995, updated in 2023 with all new LED lighting, office rooftop & security systems
  - Warehouse racking available; negotiable



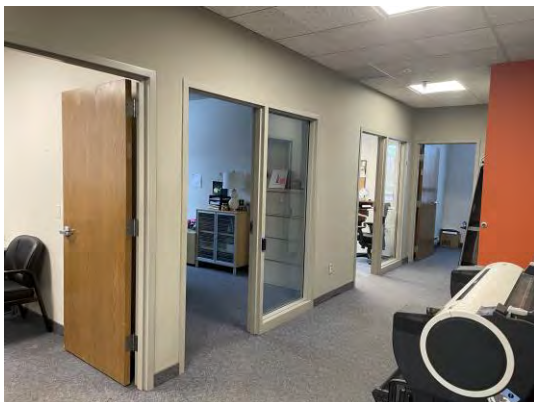
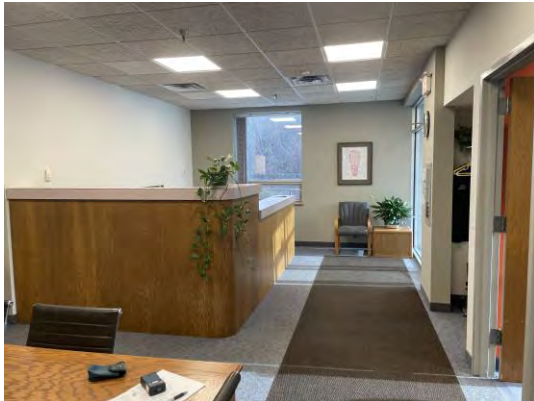
**PREMIER**  
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# FOR SALE

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**MOBILE:** 612-708-2873

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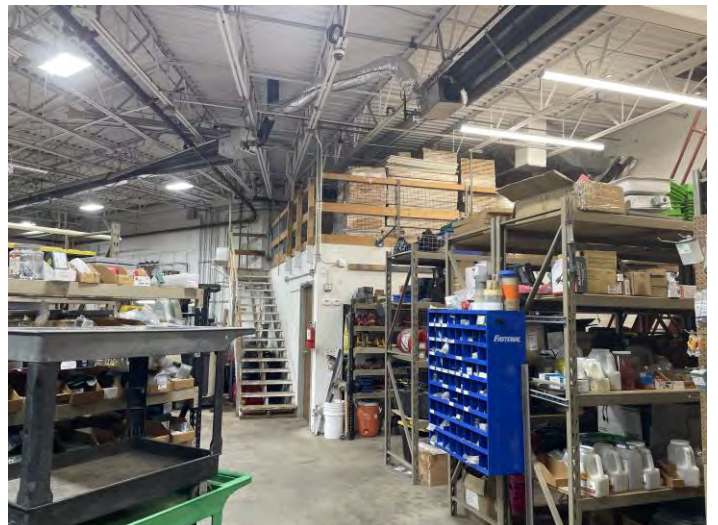
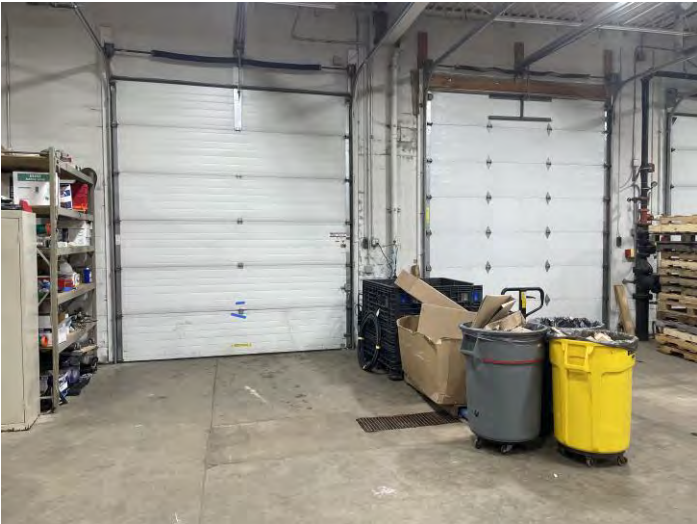
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## ArcGIS Web Map



1/12/2026, 10:55:49 AM

• Multi-units

