



OFFICE/WAREHOUSE

FOR SALE OR LEASE

LOCATION:

402 Clark Dr NE,
Verndale, MN

SIZE: 27,160 Sq Ft**LAND AREA:** 12 Acres**PRICE:** \$350,000**TERMS:** Negotiable**BUILDING:** Former Verndale Truss bldg. Pole barn built in 1994. Lined & insulated.**FEATURES:** 1M BTU Remote debri fired boiler with 4 zone heat-in-floor, large outside storage. 2,640 sq ft office area.**CEILING HEIGHT:** 13' – 15.6'**O/H DOORS:** Six – (2) 14 X 12; (2) 8 x 8; (1) 10 X 10; (1) 22 X 10**ZONING:** Industrial**AIR CONDITIONING:** Central air in office**UTILITIES:** Private well & septic**REAL ESTATE TAXES:** \$11,556 (2008)**LEASE TERMS:** \$2,600/month NNN**SALE PRICE:** \$350,000 **TERMS:** Negotiable

REMARKS: This building is well heated and insulated, well lit and has a very large outside storage area. Heavy electric, 3 phase power, and Boiler. Wood grinder and blower are included. Close to major highway. Could be used for a wide variety of industrial or manufacturing uses.

CALL GARY TODAY FOR A PERSONAL SHOWING
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**ORION**

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