



ORION REAL ESTATE

630 First Street South

Waite Park, MN 56387

BUS. (320) 251-1177

FAX (320) 251-1584

WEBSITE www.cbcorion.com

EMAIL info@cbcorion.com



WAREHOUSING BUSINESS INCLUDING FIVE INDUSTRIAL BUILDINGS

122,775 TOTAL SF | FOR SALE

CBC Orion is pleased to offer for sale this warehousing business including five well maintained industrial buildings located in Central MN. Owner occupy or continue as a warehouse operation with income currently in place. All on 40 acres with plenty of room for expansion. Same owner of many years wishes to retire. Complete details available upon receipt of signed non-disclosure agreement.

BUILDING #1:

48,000 sq. ft. partially insulated pole building, 7 loading docks, 2 overhead drive up docks, 4 offices/ breakrooms, 2 bathrooms, 1500 sq. ft. insulated and heated separate space, updated lighting, 20' sidewalls

BUILDING #2:

11,000 sq. ft. pole building with new roof, 2 drive in overhead doors, 1 loading dock, separate office; 5,000 sq. ft. separate section heated, insulated operating repair shop (values on equipment list); 6,000 sq. ft. separate section cold storage - divided by an overhead door between the 2 sections

BUILDING #3:

17,775 sq. ft. steel building and structure; 2 loading docks, 2 drive in overhead doors; partial new roof, 3/4" aluminum insulation on walls, 22' sidewalls, extra wiring

BUILDING #4:

16,000 sq. ft. pole building, new roof, 8 loading docks, 1 drive in overhead door, 20' sidewalls, natural gas; 5,000 sq. ft. separated area with LB white heater; 2,500 sq. ft. separated area, insulated, heated, separate propane tank with meter, phone wiring, 4 loading docks, separate entrance; 8,500 sq. ft. cold storage

BUILDING #5:

30,000 sq. ft. heated, aluminum insulated panel walls, steel structure, bathroom, shower, office, breakroom, 20' sidewalls, updated lighting, natural gas, 3 loading docks, 1 overhead door drive in door, back portion approx. 5,000 sq. ft. has insulated floor for possible refrigeration.

TOTAL BUILDING SQUARE FOOTAGE: 122,775 SF

ASKING PRICE: \$4.1 million or \$33.39/SF

CALL MIKE SCHMITT TODAY AT 320.251.1177 FOR MORE DETAILS

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Each Office Is Independently Owned And Operated.