



ORION REAL ESTATE

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- FOR SALE -

INDUSTRIAL
BUILDING



LOCATION: St Joseph Industrial Park East

SIZE: 60' X 185' or 11,100 SF

LAND AREA: 1 acre plus

YEAR BUILT: 2004

TYPE OF BUILDING: Structural steel construction.

BUILDING DESCRIPTION: The building is divided into 3 units. One unit is currently rented for \$1500 per month and one unit is occupied by the owner. One section remains available for rent. The one unit that is rented is on a month-to-month basis. This building could be owner-occupied or can be rented as an investment. Asking rent for the vacant unit is \$5.50 per square foot.

CEILING HEIGHT: 17' in front, tapering down to 15' in the back

OVERHEAD DOORS: 3 - 12' x 14' plus 3 - 14' x 14'. One side door 7' high x 9' wide, used for deliveries

ELECTRIC: 200 amp service. 440 amp and 3 phase power is available on site and easily available.

HEATING SYSTEM: Gas forced air overhead heaters

ASKING PRICE: \$595,000

COMMENTS: This is a structural steel building with heavy 6" concrete floors and 6" Styrofoam walls. The same wall thickness that is used in a walk-in cooler, providing excellent insulation from heat and cold. Building is in excellent condition with very little maintenance required. Great location in a business industrial park with other successful businesses.

CALL MIKE SCHMITT TODAY FOR MORE DETAILS

(320) 251-1177 (O) OR (320) 291-0045 (M)

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