



Property and Buildings for Sale.

# FOR SALE Arlington Warehouse Facility

300 3RD AVENUE SW | ARLINGTON, MN 55307



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## Property Description

Rare opportunity to own / lease a large industrial facility. 170,000+ square feet of former food processing warehouse storage & 2500 sq ft office space. Many options with 8 dock high doors and 8 drive doors. Also rail access for any type of large transportation needs.



## Details

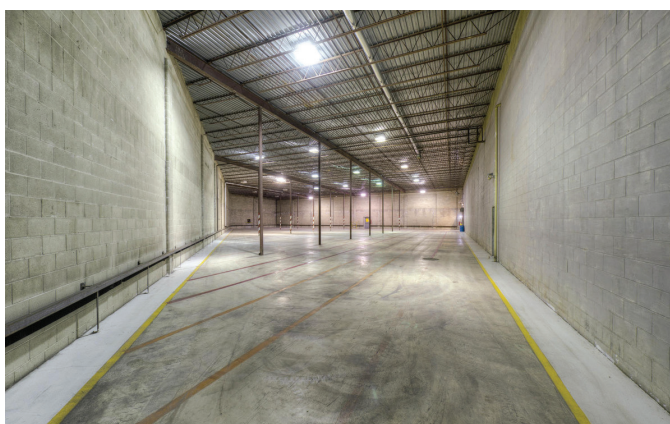
PRODUCT TYPE:  
Food processing & Distribution Facility

RBA:  
170,00+ SF Warehouse  
2,500 SF Office  
247,455 SF Total



LAND AREA:  
11.08 Acres | 482,644 SF

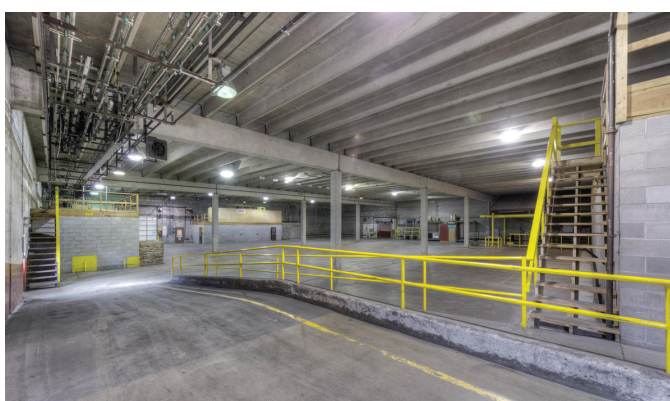
YEAR BUILT:  
1974 - expansions through 1995



CONSTRUCTION:  
Combination of Block & insulated Metal

CLEAR HEIGHT:  
Varies - generally 19'

RAIL ACCESS:  
MN Prairie Line Railroad (Subsidiary of TC&W)  
2 Rail Doors



LOADING:  
8 Dock High Doors  
8 Drive-in Doors

ZONING:  
Industrial

## Highlights

MN Prairie Line  
City of Arlington is eager to work with  
businesses on incentive packages  
Located on MN State Hwy 5  
- Near MN State Hwy 19 & 212



## Property Breakdown

WAREHOUSE SPACES:  
W1 - 20,424 SF | 2,500 SF Office (2 Levels)  
W2 - 3,520 SF  
W3 - 3,561 SF  
W4 - 4,400 SF  
W5 - 5,500 SF  
W6 - 13,000 SF  
W7 - 11,550 SF  
W8 - 13,293 SF  
W9 - 13,600 SF  
W12 - 36,000 SF | 1,220 SF Dock  
W13 - 27,000 SF:  
P1 - 11,829 SF  
CR1 - 1,925 SF  
CR2 - 1,400 SF  
CR3 - 2,280 SF

BOILER SPACES:  
BR - 1,949 SF



**Sale Price - \$1,950,000**  
**Lease Rates - \$2/net**

