



ORION REAL ESTATE

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FOR SALE/LEASE

54,000 SF +/-

**MANUFACTURING
FACILITY**

LOCATION: 2330 County Rd 137, Waite Park, MN. Easy access to Hwy 23 & I-94

LAND AREA: 5.54 Acres

ZONING: I-1 Light Industrial

AGE OF BUILDING: Constructed in various stages from 1983 to 2004

SIZE OF BUILDING: 54,320 Sq Ft plus 2,240 sq ft unheated storage bldg with 3 O/H doors

OFFICE AREA: 4,000 sq ft including reception area, conference room, ADA restrooms and several private offices. Lunch room is 1,400 sq ft.

CEILING HEIGHTS: 14' to 24' Sidewalls

OVERHEAD DOORS AND SIZES: 4 Drive in Overhead Doors (2)10' X 12'; (2) 10' X 14'

LOADING DOCKS: Six (6) covered loading docks with easy semi access

HEATING SYSTEM: Ceiling mounted gas fired heaters in production area

ELECTRICAL SERVICE: 3 Phase Power – 800 Amp 480 Volt

SPRINKLER SYSTEM: Wet system with 140,000 gallon water holding tank.

SECURITY SYSTEM: Yes

CITY SERVICES: All services are available to the site, but are not currently connected

REAL ESTATE TAXES: \$63,824 (2017)

LEASE TERMS: \$7/SF modified gross. Tenant pays utilities but all other expenses paid by landlord

LEASEBACK: Seller will consider leasing back 25,000 sq ft if desired by new owner.

NEW PRICE: \$1,750,000 (\$32.40 per sq ft) Previously offered at \$1,950,000

COMMENTS: Here is a industrial/manufacturing facility on 5+ acres with easy access to major highways. Plenty of room for outside storage. Well constructed office/production facility with steel roof, three phase power, airlines, air exchange system, high ceilings, paint booth, dust control system and enclosed loading docks. City services available. This well maintained facility offers multiple offices and conference rooms as well as lunch room facilities. This functional building is a must see with a wide variety of uses and lease back options. Complete marketing package available upon request.

**CALL MIKE SCHMITT TODAY FOR A PERSONAL SHOWING
(320) 251-1177**

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