

FOR SALE OR LEASE

OFFICE/WAREHOUSE SPACE FOR SALE OR LEASE 351 LEWIS AVENUE W | WINSTED, MN

BUILDING SIZE:

13,477 SF - Office

72,209 SF - Warehouse

85,686 SF - Total

*22,000 SF of mezzanine space not included in the building square footage

ASKING PRICE:

\$975,000

LEASE RATES:

\$5.00 PSF - Office

\$2.50 PSF - Warehouse

2019 EST. RE TAXES:

\$27,842

2019 EST. CAM & TAX:

\$0.99 PSF

LOT SIZE:

5.31 Acres

PID #'S:

210110800

210110900

210110950

LOADING:

Seven (7) Dock Doors - all 8' x 10'

Five (5) Drive-in Doors

(1) 11' x 17'

(1) 14' x 14'

(1) 8.5' x 11'

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PROPERTY HIGHLIGHTS:**

- 85,686 square foot office/warehouse building
- 22,000 square feet of mezzanine space not included in the building square footage
- 5.31 acre lot
- New roof on most of the warehouse area in 2013
- 1200 amp, 480/277V, 3-phase power
- Built in 1968, various expansions through 1985

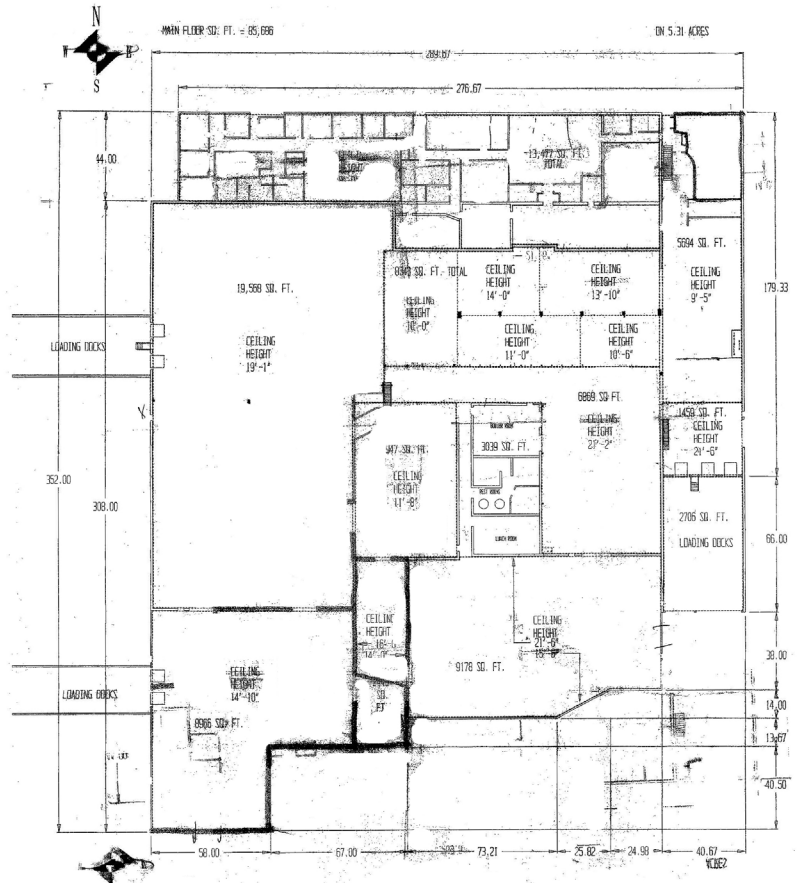
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