



145,000 SF Manufacturing Plant For Sale

710 N State St, Fairmont, MN 56031

Highlights:

- **Access to Skilled Labor Pool** – Potential opportunity to hire and retain experienced workforce upon plant closure
- **Heated Warehouse**
- **Manufacturing Infrastructure in Place** – Existing compressed air system supports immediate operational use
- **Expansion Capability** – Excess land could provide upside for future expansion options

Andy Lubinski, SIOR

Vice Chair

+1 952 221 8067

andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager

+1 612 718 2234

justin.felix@colliers.com

Aaron Whitmore

Vice President

+1 612 963 1377

aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President

+1 952 200 6199

ethan.haglund@colliers.com

Trevor Brandvold

Associate

+1 612 816 4875

trevor.brandvold@colliers.com

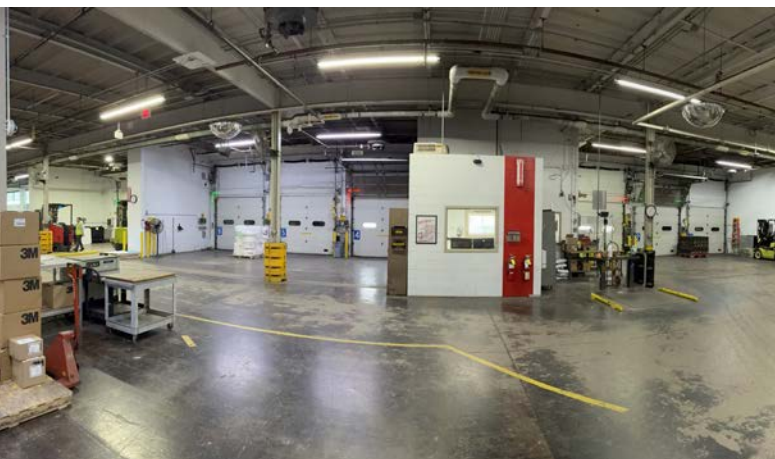
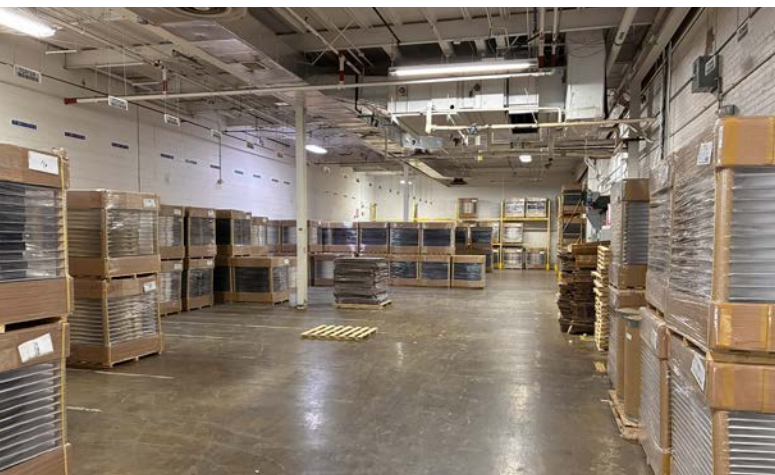
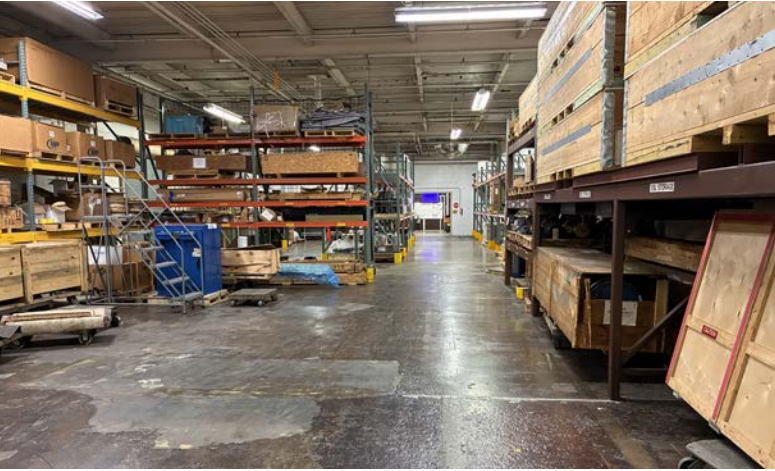
1600 Utica Avenue S, Suite 300

Minneapolis, MN 55416

P: +1 952 897 7700

colliers.com/msp

Property Details



Property Address

710 N State St
Fairmont, MN 56031

PID's

23.039.0110 & 23.037.0420

Property Type

Industrial

Building Size (SF)

145,000 SF

Site Size

77 acres

Year Built

1957

Loading

8 Dock Doors
1 Drive-in Ramp

Fire Suppression

Partially Sprinkled
(Wet system)

Concrete Thickness

±7" (some areas thicker to
support equipment)

Ceiling Height

See Plant map page 4

Sale Price

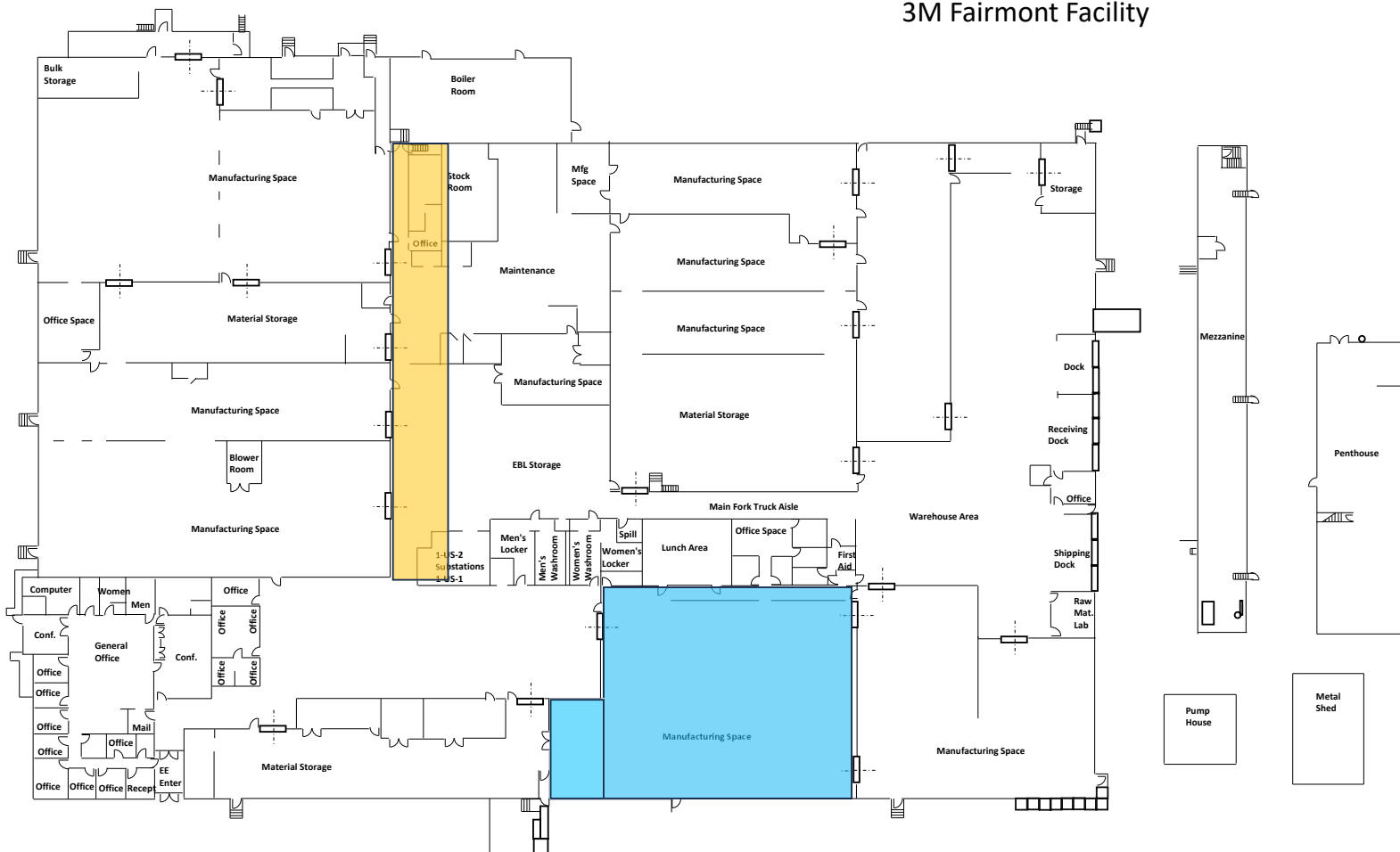
\$5,365,000 (\$37/SF)

Aerial Photos



Plant Map

3M Fairmont Facility



Ceiling Heights

General ceiling height in warehouse & manufacturing space: ~17'

Area below mezz (highlighted in orange): ~10.5'

Manufacturing space (highlighted in blue): ~11.5'

Area listed as mezz (shown on the right): ~13'

Boiler Room: ~23'

The property is a former industrial facility being marketed for sale "as is." As with many legacy industrial sites, certain environmental investigations are ongoing, and regulatory requirements are still being evaluated. 3M has been engaged with regulators and intends to address its pre existing regulatory obligations through definitive transaction documents, rather than transferring such matters to the buyer. Additional environmental information will be made available during diligence following execution of a confidentiality agreement.

Location Overview

Martin County



2025
Population

19,737



2025 Average
Household Income

\$86,124



2025 Daytime
Work Population

10,573



Households

8,588



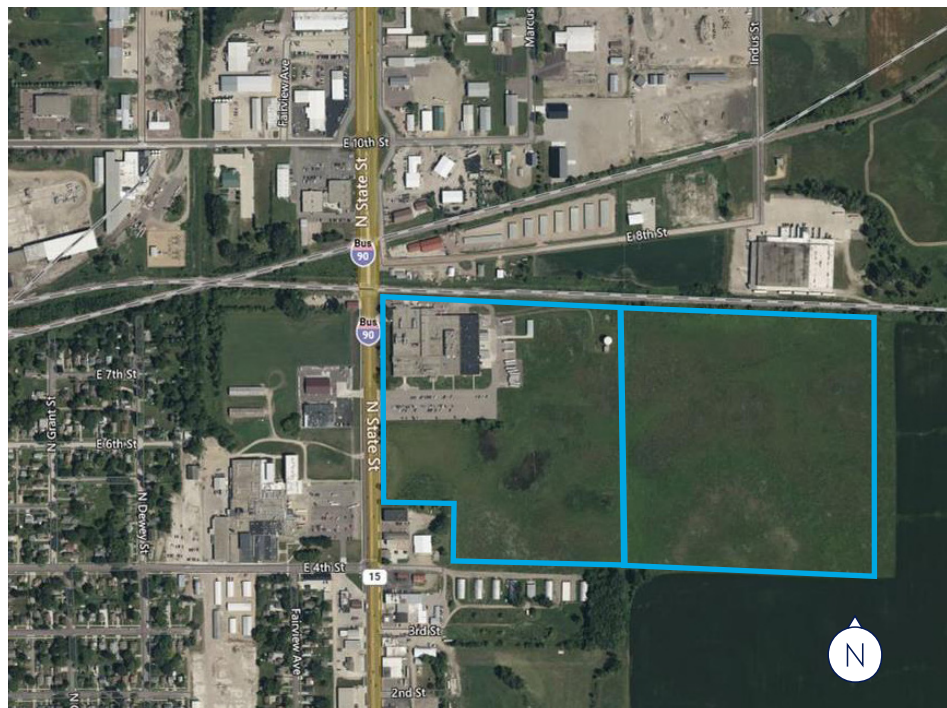
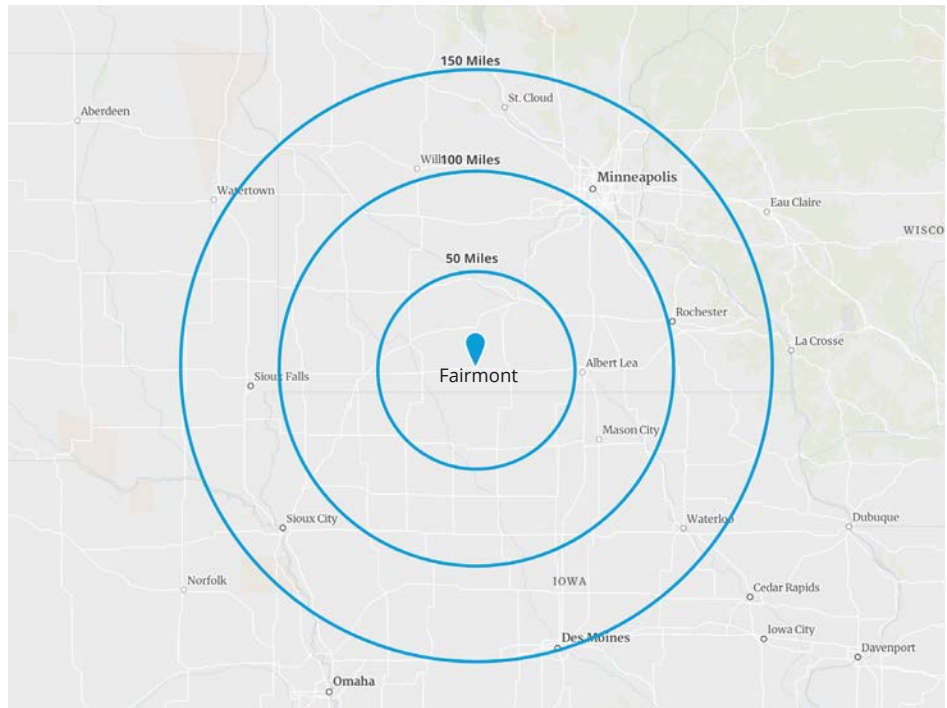
Businesses

1,050

Web Links:

[Fairmont, MN](#)

[Martin County](#)



Contact Us:

Andy Lubinski, SIOR
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix
Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore
Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Trevor Brandvold
Associate
+1 612 816 4875
trevor.brandvold@colliers.com



Accelerating success.