

BALDWIN/PRINCETON AREA INDUSTRIAL AVAILABLE

**31540 125 1/2 ST
BALDWIN, MN 55371**



Ryan Hardin, Broker
612.356.2002
ryanhardin@hardincompanies.com
hardincompanies.com



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

New Industrial Development in Baldwin/Princeton Area:

Completed new construction industrial development in Baldwin offers an exceptional flex space opportunity for your business. Two contiguous (40x60) 2,400 sq ft bays are available, totaling 4,800 sq ft available.

Quick and easy access to US Highway 169 via Rum River Drive in Princeton. Modern steel construction with impressive 21' clear ceilings. 14' x 16' drive-in overhead doors and private restroom rough-in each bay. Outdoor storage is available.

Bring your business to this high-quality, strategically located space!

PROPERTY HIGHLIGHTS

- Approx. 4.64 Acres
- Easy Access to US Highway 169
- 12,000 sq ft building, 5 drive-in doors 14x16
- Well & Septic
- Class A, New Construction
- Completion Spring of 2026



Lease Price:	\$12 PSF MG
Building Size:	12,000 sq. ft.
Year Built:	2026
PID Number(s):	<u>01-00455-01-05</u>
Lot Size:	4.64 Acres
2026 Tax:	\$1,240
Zoning:	<u>I-1</u>



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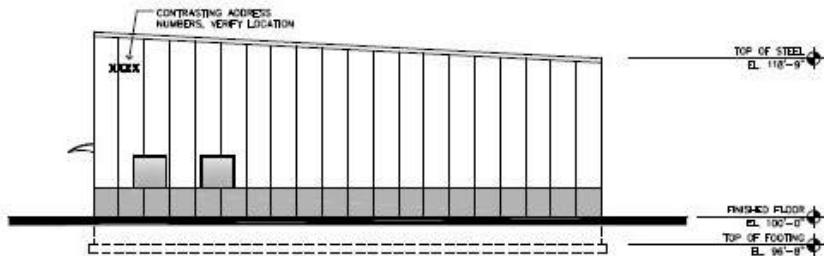
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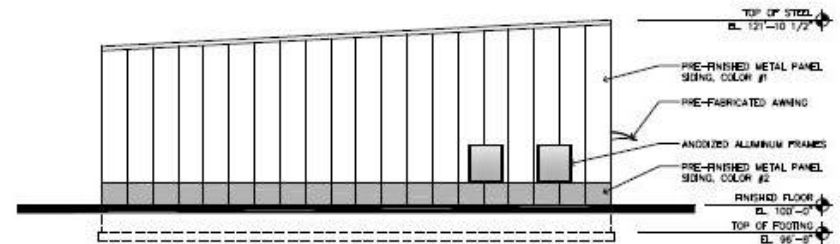
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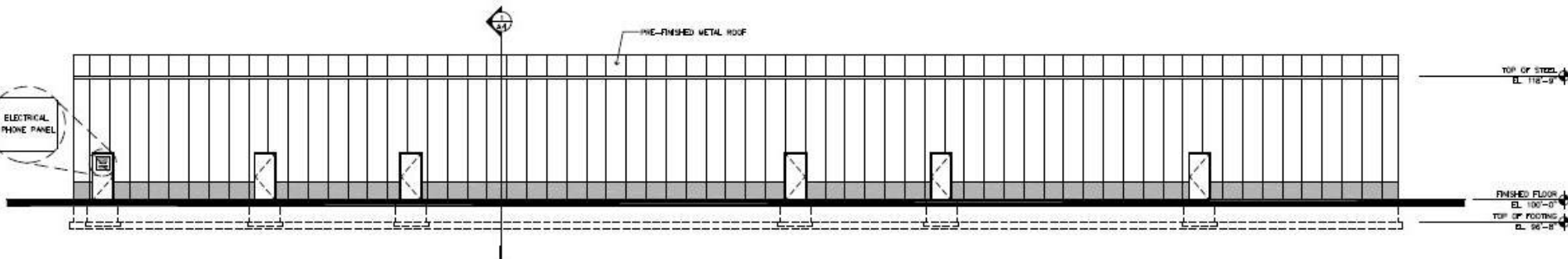
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A3 SCALE: 1/8" = 1'-0"



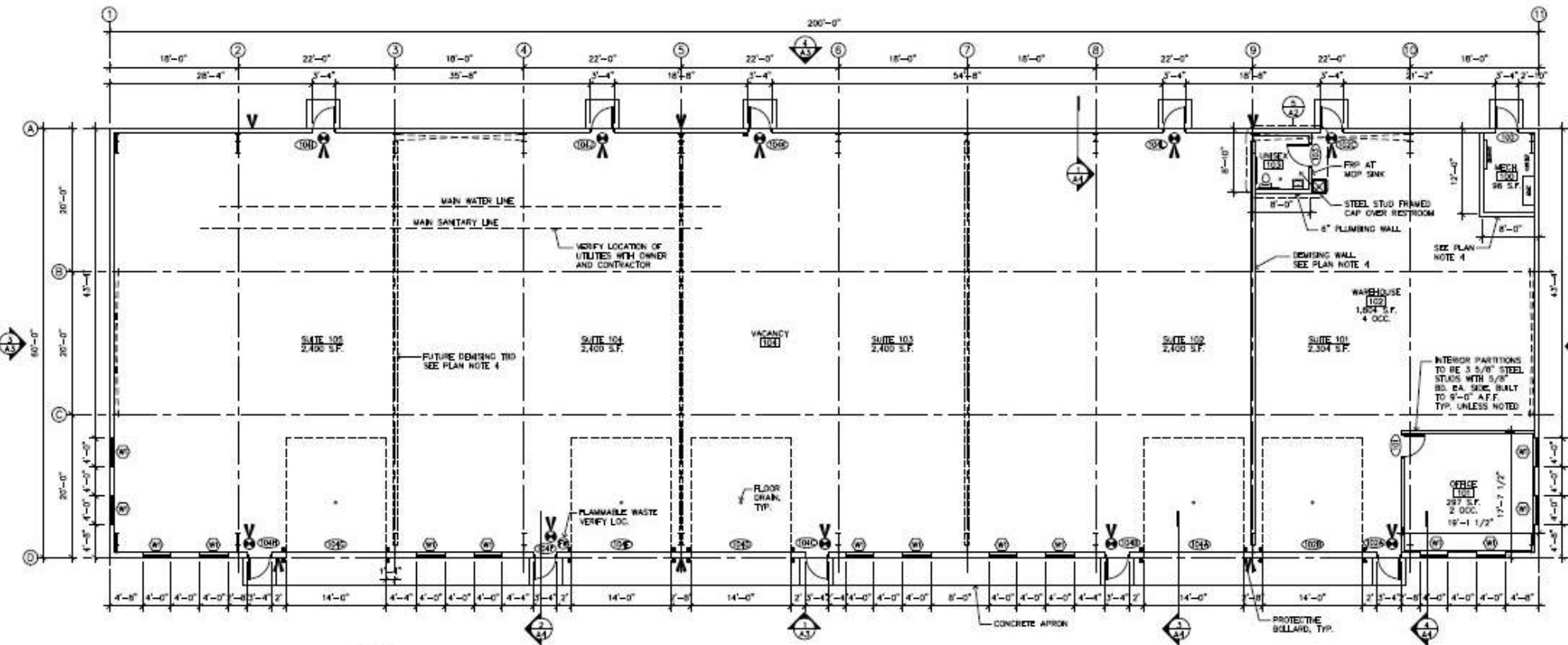
2 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A3 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
A2 SCALE 1/8" = 1'-0"



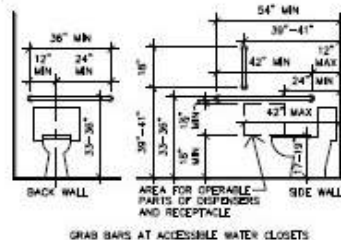
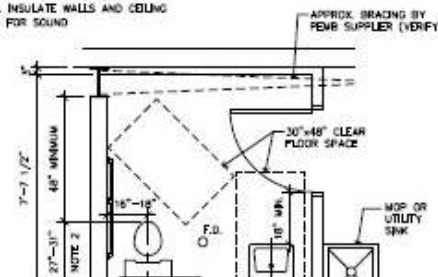
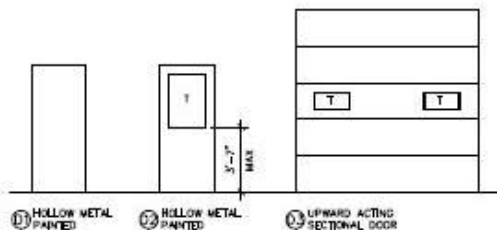
UPGRADE FOR 100'x100' ON DOORS

RESTROOM PLAN NOTES

1. SEE 6/A2 DETAILS AND NOTES
2. 27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET
3. INSULATE WALLS AND CEILING FOR SOUND

DOOR & FRAME SCHEDULE

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
101	3'-0" x 7'-0"	1-3/4"	D2	F1	INSULATED
102A	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
102B	14'-0" x 16'-0"	—	03	—	INSULATED
102C	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
103	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104A	14'-0" x 16'-0"	—	03	—	INSULATED
104B	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104C	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104D	14'-0" x 16'-0"	—	03	—	INSULATED
104E	14'-0" x 16'-0"	—	03	—	INSULATED
104F	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED
104G	14'-0" x 16'-0"	—	03	—	INSULATED
104H	3'-0" x 7'-0"	1-3/4"	D1	F1	INSULATED



GRAB BARS

GRAB BARS SHALL BE 1 1/4\"-2\" GRAB BARS AND THE WALL SHALL BE PROVIDED BELOW AND A CLEARANCE SHALL BE PROVIDED AT CONTROLS. GRAB BARS SHALL NOT SUPPORT 250 POUNDS MINIMUM.

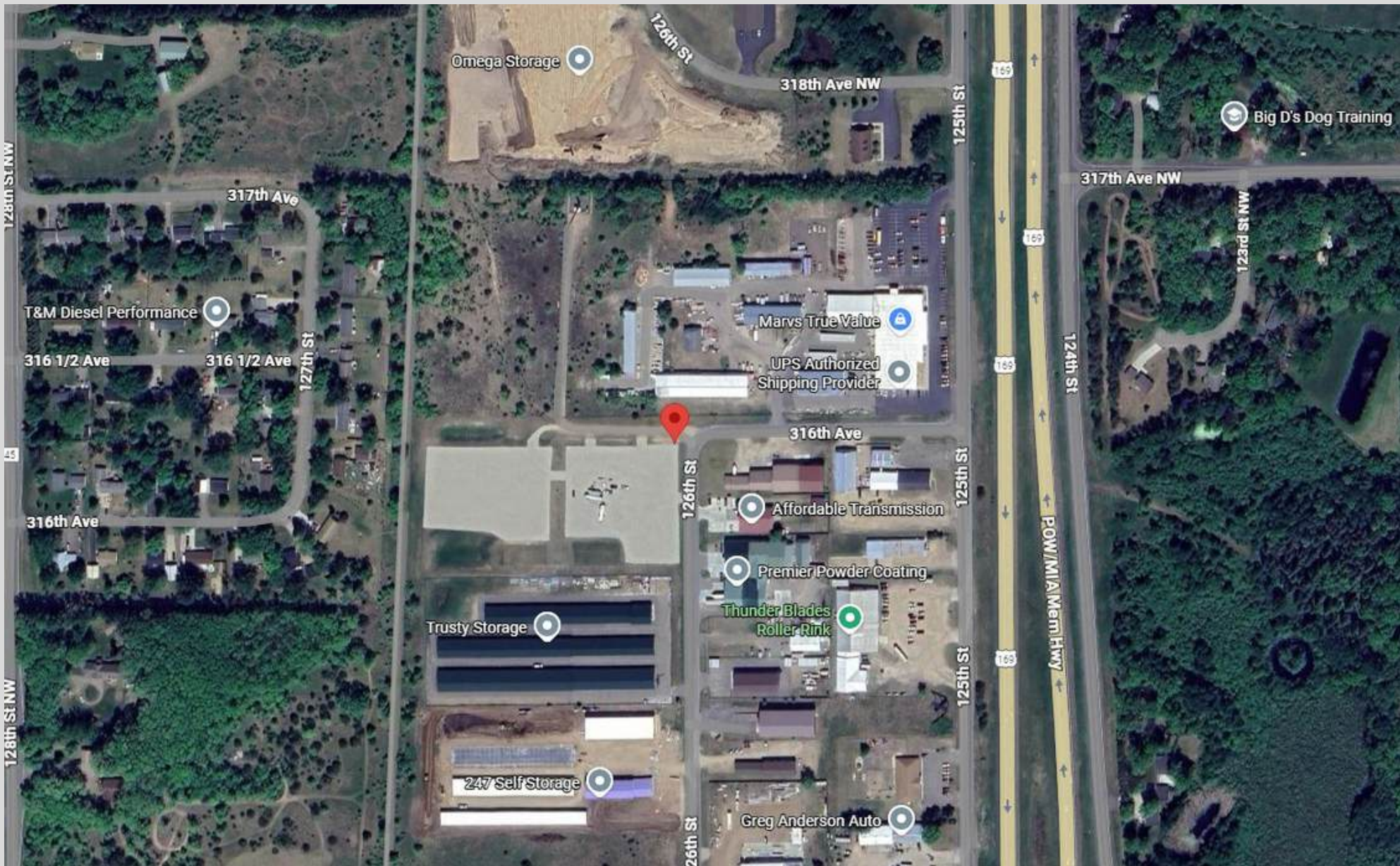
FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND CONTROLS SHALL COMPLY WITH RE FLUSH CONTROLS SHALL BE LOCATED EXCEPT IN AMBULATORY ACCESSIBLE TOILETS ON EITHER SIDE OF THE ACCESSORIES.

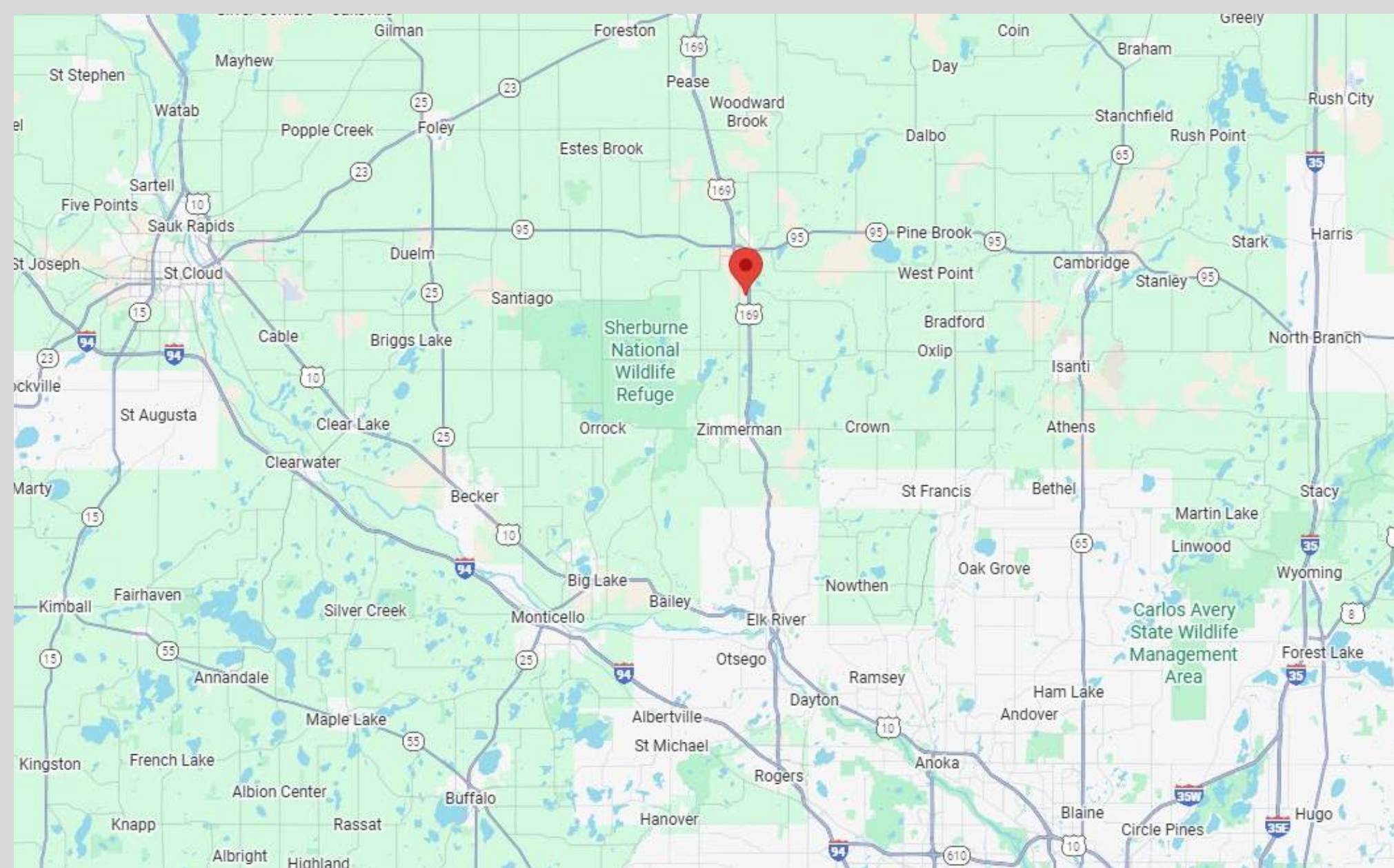
ALL WALL-MOUNTED DISPENSERS, 1 TOILET ACCESSORIES SHALL BE NO OF SUCH ACCESSORIES COMPLIES 1



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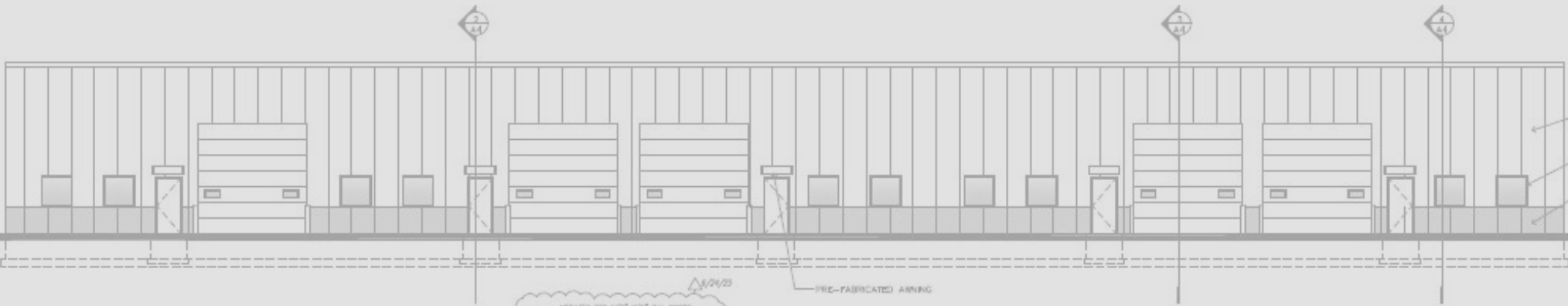
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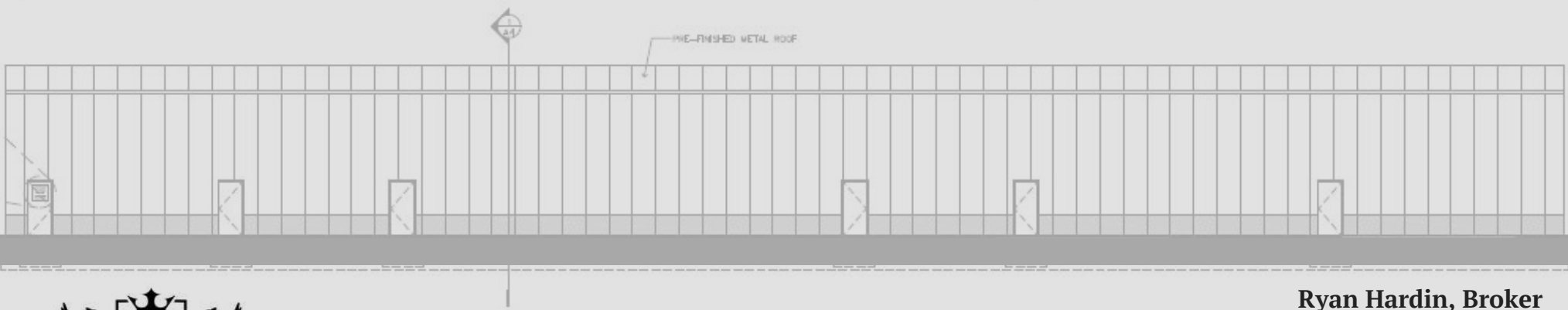
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4 NORTH ELEVATION
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