

INDUSTRIAL OUTSIDE STORAGE: FOR SALE

7900 69th AVENUE NORTH
GREENFIELD, MINNESOTA 55373



SITE INFORMATION

- 17,000 square foot office/shop/warehouse building
- Built in 2005
- 6.41 acres of land
- +/-120,000 sf outside storage
- 21' clear height
- Two oversized drive-ins and loading dock door - available
- Trench drain, air make-up system, and oil/water separator in warehouse
- Zoned I-1, Industrial
- Easy access to Hwy 55, Hwy 12 & I-494

CONTACT US

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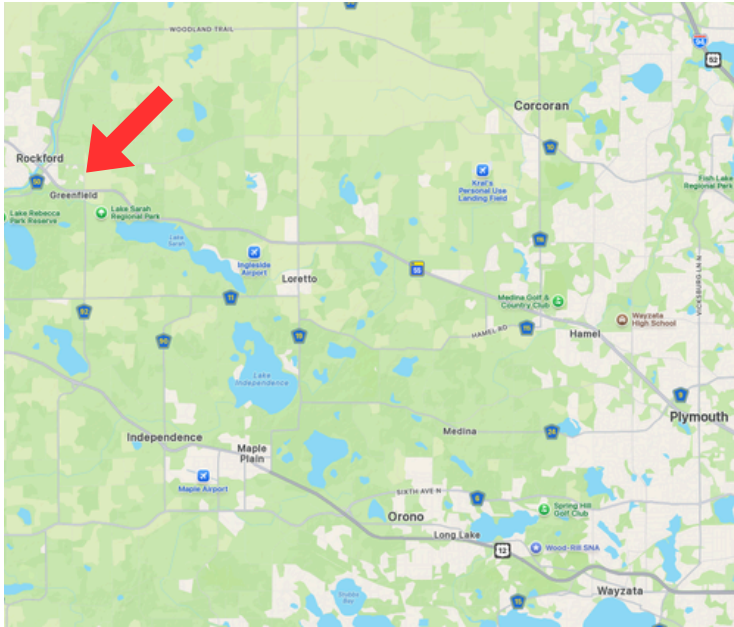
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PROPERTY OVERVIEW

Located along Highway 55 in Greenfield, Minnesota, this 17,000 square foot office/shop/warehouse building offers a highly functional layout for contractor, service, fleet, or industrial users. The property includes approximately 7,000 square feet of office space and 10,000 square feet of warehouse/shop space featuring trench drains, air exchange, and an oil/water separator. The site provides strong functionality for current operations and is well suited for users seeking a combination of office, shop, and industrial yard/storage capabilities in the west metro.

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PURCHASE PRICE

Negotiable

2026 REAL ESTATE TAXES

RE Tax: \$4.23 per sf

Total: \$71,960.78

LAND

6.41 Acres

PID

2811924330019

YEAR BUILT

2005

ZONING

I-1, Industrial

BUILDING SIZE

First Floor Office: 4,000 sf

Second Floor Office: 3,000 sf

Warehouse: 10,000 sf

Total: 17,000 sf

OUTSIDE STORAGE

+/- 120,000 SF

CLEAR HEIGHT

21'

LOADING

One (1) 8' x 10' loading dock w/ leveler

Two (2) 14' x 16' grade level drive ins

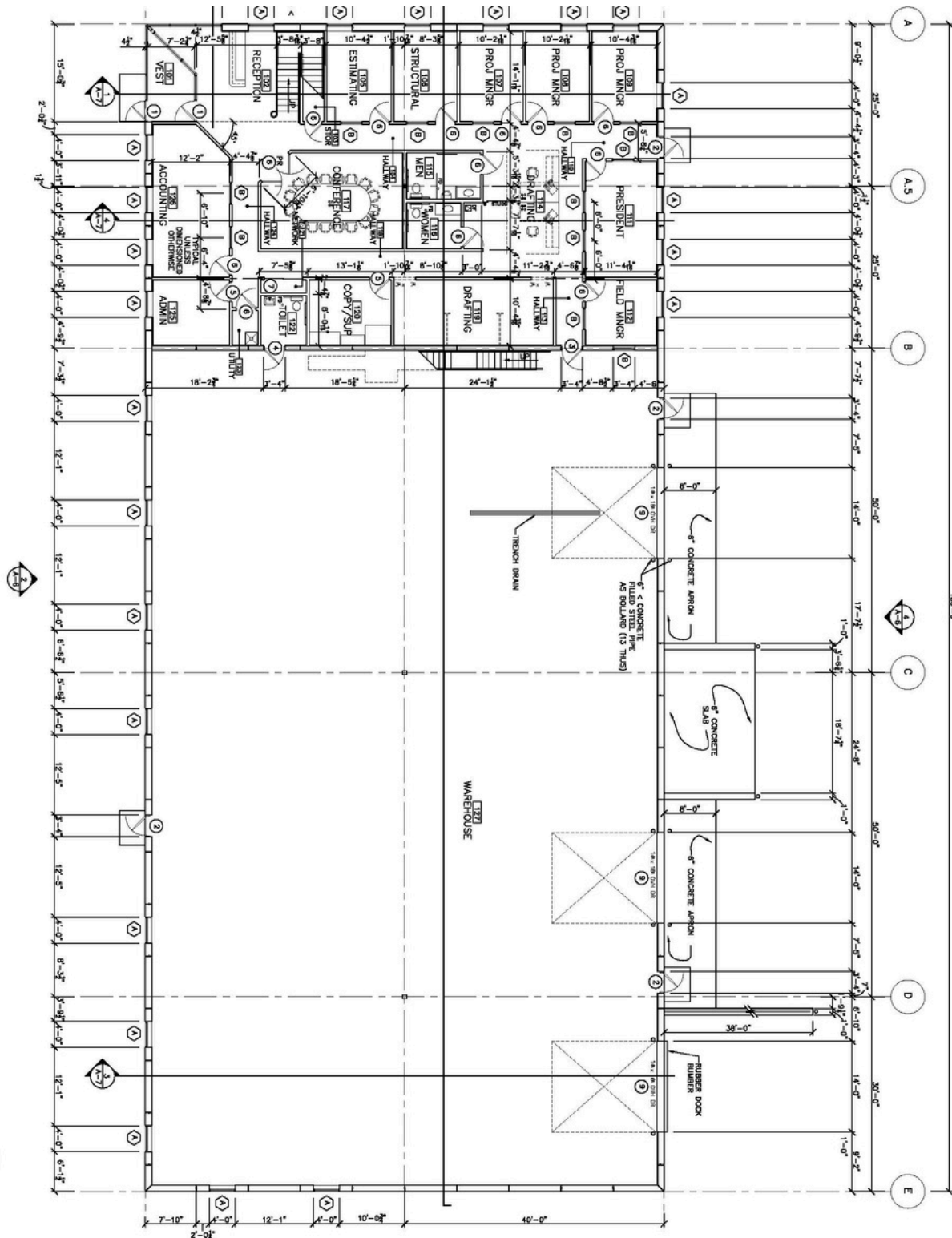
PARKING

25 parking stalls, 1.47/1000 sf

Additional parking can be added

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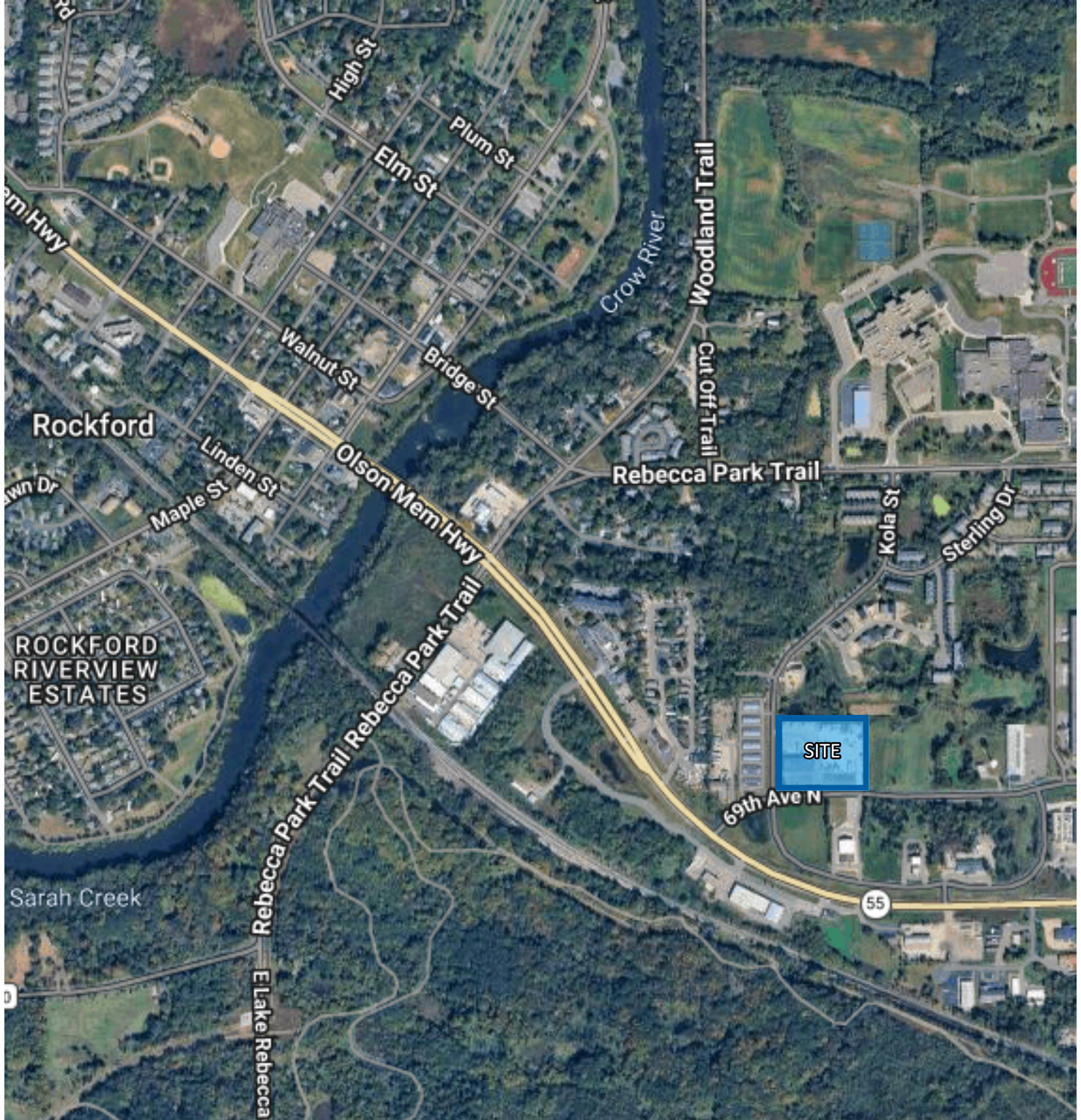
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