



REMAX RESULTS

FOR SALE & LEASE
20,000 SF
INDUSTRIAL SPACE



Industrial Facility on 22+ Acres

24104 755th Ave

Albert Lea, Minnesota 56007

Property Overview

12,330 square foot commercial building sitting on over 22 acres of land. Approximately 7,670 SF warehouse, 4,000 SF shop with 330 SF office space, and 330 SF mezzanine for additional storage.

Includes turnkey office space. Entire building is insulated and heated. 17' high garage doors, 20' tall interior ceiling height.

Building has a loading dock and there are 5 additional outdoor loading docks. Additional land/yard for outdoor storage, parking, or future expansion.

An additional partially completed building includes approximately 8,000 square feet.

Property Highlights

- 22 Acres + 12,330 SF Warehouse
- Additional 12,000 SF Building to be Built/Finished
- Built-Out Office Space
- 17' Overhead Doors
- (6) Loading Docks
- 20' Ceiling Clearance

Offering Summary

Sale Price: Subject to Offer

Building Size: 20,000 SF

Available SF: 24,330 SF

For More Information

Bryce Caldwell
RE/MAX Results
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Ideal Uses

- Manufacturing
- Construction Company HQ
- Trucking / Logistics
- Equipment Storage
- Fabrication Shop
- Contractor Yard
- Agricultural Support Facility
- Investment Redevelopment

Prime Southern Minnesota Access

Located in Albert Lea with convenient access to:

- Interstate 35
- Interstate 90
- Minneapolis / St. Paul
- Rochester
- Iowa Markets
- Regional Freight Routes

Land + Expansion Potential

This property offers one of the most valuable assets in industrial real estate:

LAND

22+ usable acres create flexibility for:

- Additional buildings
- Truck parking
- Equipment yard
- Outdoor storage
- Trailer staging
- Future redevelopment

Existing Infrastructure

- Gravel drives
- Yard circulation
- Loading capability
- Utility access
- Existing operations setup



**REMAX
RESULTS**

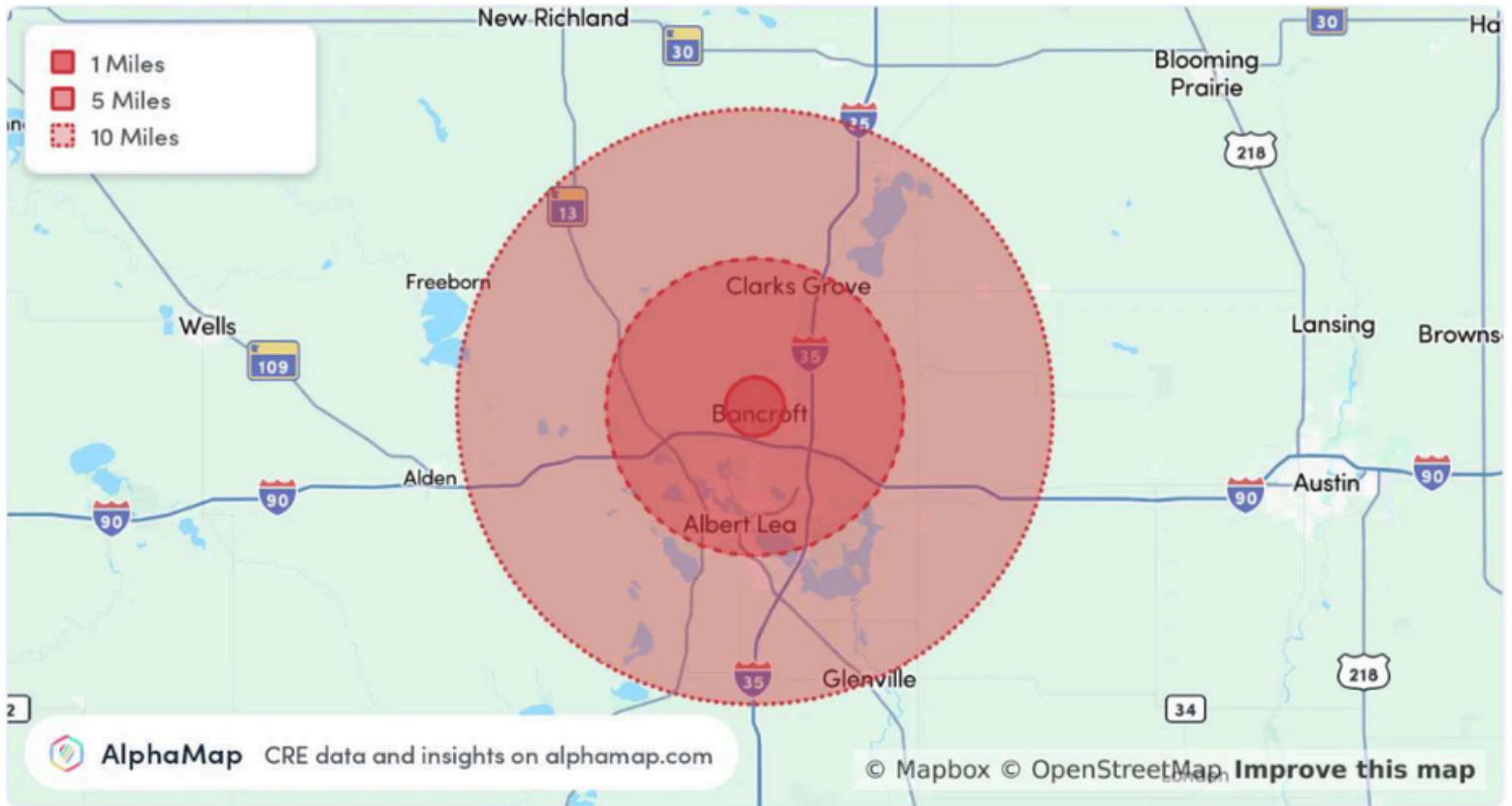
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Population	1 Mile	5 Miles	10 Miles
Total Population	265	17,553	25,352
Average Age	48	44	44
Average Age (Male)	46	42	42
Average Age (Female)	51	45	45

Household & Income	1 Mile	5 Miles	10 Miles
Total Households	107	7,450	10,732
Persons per HH	2.5	2.4	2.4
Average HH Income	\$107,553	\$88,863	\$89,774
Average House Value	\$239,652	\$189,136	\$197,468
Per Capita Income	\$43,021	\$37,026	\$37,405



"Bryce Caldwell combines local market expertise, strategic negotiation, and hands-on service to help clients confidently buy, sell, and invest in commercial real estate."

Your Trusted Commercial Real Estate Advisor

Helping Businesses, Owners, and Investors Buy, Sell, Lease, and Grow Through Strategic Commercial Real Estate Solutions.

Bryce Caldwell
TOP 1% of Real Estate Agents in MN

Call or Text
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