



# REFRIGERATED BUILDING OPEN TO LEASE



Exceptional Refrigerated Commercial Building Available for Lease! Located with high visibility along Trunk Highway 12 in Ortonville, MN, this property offers effortless access from the main road, perfect for your business needs.

Presently a leased storage and aging warehouse for FDA regulated products, this unique facility boasts six interconnected warehouses, serviced by two loading docks



**MONTHLY RENT  
NEGOTIABLE**



Contact: Mark Strong 651-269-4640

Location: 391 Old Highway 12 West, Ortonville, MN 56278

## LOADING DOCKS



# Room Available Time to Rent!

Features include a compact office space complete with a bathroom, a maintenance room equipped with a compressor and water softener, and ample storage space. This specialized facility is tailor-made for businesses seeking refrigerated storage solutions in a prime location. Don't miss out on this opportunity! Contact us today for leasing information and to schedule a viewing.



4 Loading Docks Total



## Details

Warehouse Spanning 94,000 Square Feet!  
Engineered for precise temperature control, this facility is designed to maintain an environment between 37°F to 75°F.

- 75,000 square feet with 20-foot clear height
- 5,000 square feet with 16-foot clear height
- Remaining square feet at 16-foot clear height

