

31,700 SF
FOR SALE

13982
INDUSTRY AVE

*13982 Industry Ave
Becker | MN*



SANDY BARIN
Senior Vice President

+1 612 202 9067
sandy.barin@cbre.com

MAXX SCHINDEL
Associate Broker

+1 218 232 6901
maxx.schindel@cbre.com

CBRE



PROPERTY OVERVIEW

31,700
SF Total Available

~2,300
SF Office

Negotiable
Sale Price

16'
Clear Height

2.45 Acres
Size Size

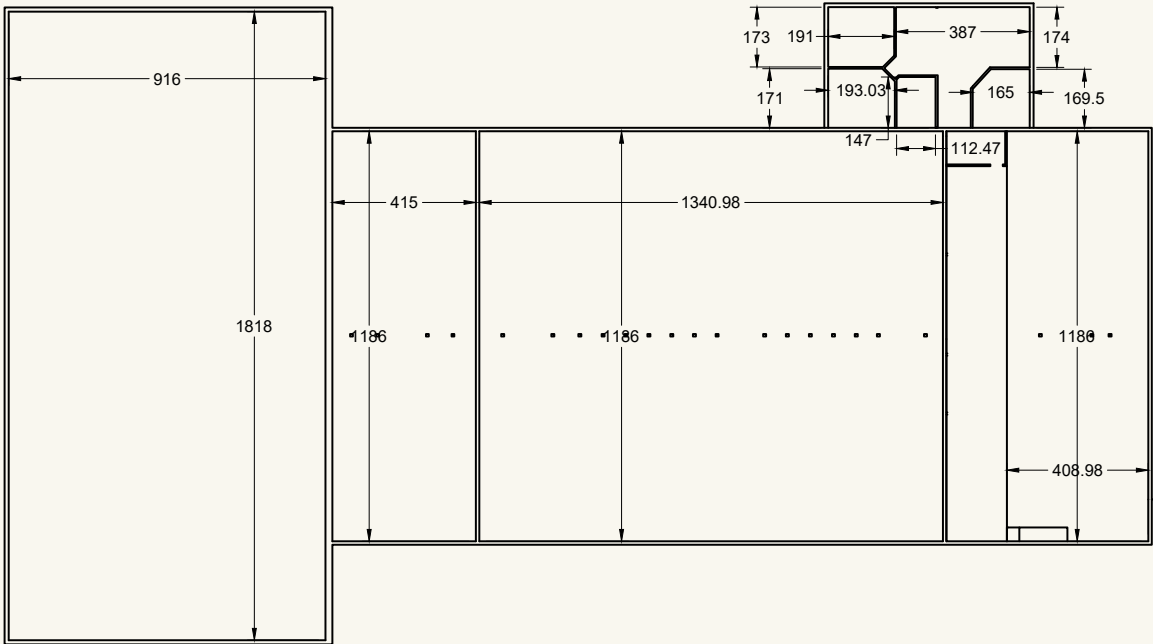
\$40,186
Taxes (2026)

Available Now

Sprinklered
Yes

2 Docks & 3 Drive-ins
(2 Oversized) Loading

FLOOR PLAN

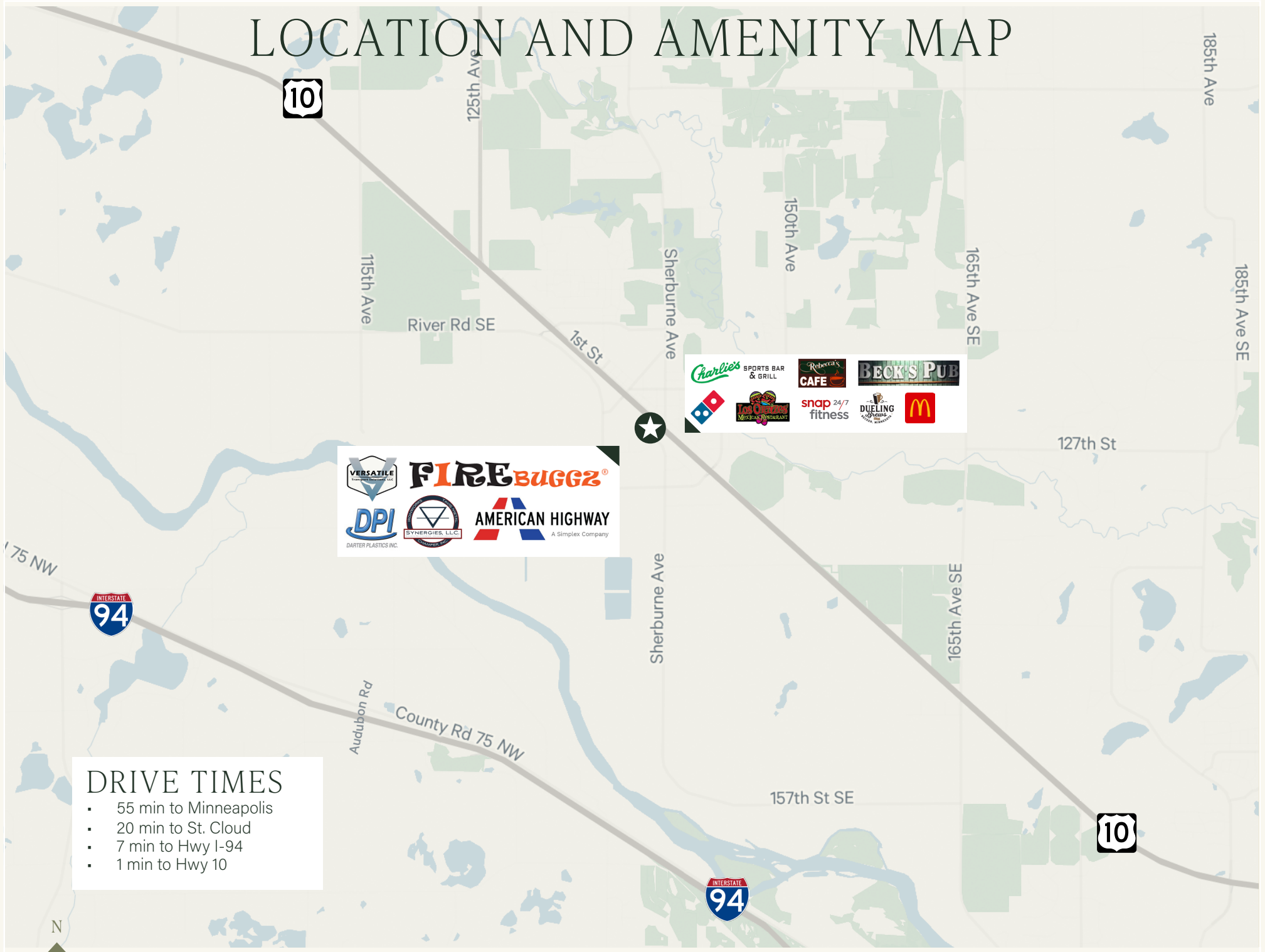


PROPERTY FEATURES

- Ideal for distribution, e-commerce, light manufacturing, or contractor users with two oversized drive-in doors configured for true drive-through access and two additional dock positions
- 16' clear height with wide-open warehouse space and minimal column spacing, providing maximum layout flexibility for racking, equipment, or production lines
- Approximately 2,300 SF of functional office space with 31,700 SF of warehouse, offering a versatile mix for owner-users or growing operations
- Rooftop solar installation in place, delivering meaningful energy cost savings and supporting tenant sustainability initiatives
- Strategic location in Becker with prominent visibility from Highway 10, providing strong brand exposure to daily commuter traffic
- Situated in a smaller, well-kept industrial park offering a professional setting with easy ingress/egress and ample parking for employees and visitors



LOCATION AND AMENITY MAP



DRIVE TIMES

- 55 min to Minneapolis
- 20 min to St. Cloud
- 7 min to Hwy I-94
- 1 min to Hwy 10

31,700 SF
FOR SALE



13982
INDUSTRY AVE

*13982 Industry Ave
Becker | MN*

CONTACT US:

SANDY BARIN
Senior Vice President

+1 612 202 9067
sandy.barin@cbre.com

MAXX SCHINDEL
Associate Broker

+1 218 232 6901
maxx.schindel@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.