



COMMERCIAL REALTY SOLUTIONS

**For Sale**  
**Retail/  
Distribution  
Center**



# **WILLMAR**

## **Retail / Distribution Center**

Sales Price: \$3,500,000.00

Building: 118,219/sf Lot Size: 6.04/Acres

3901 Abbott Drive, Willmar, MN 56201

Jason Duininck, Broker

320.212.9330

[JDuininck@crs-mn.com](mailto:JDuininck@crs-mn.com)



## PROPERTY LOCATION

- \* 250' Highway 71 Frontage
- \* Easy Highway 71 Access
- \* High Visibility Location
- \* Businesses in the Area:  
Mills Ford, West Central Sanitation, Mills Toyota,  
Zigler Cat, Menards, Home Depot, Target, Hobby Lobby,  
Perkins, Dairy Queen, KwikTrip and more...

## TRAFFIC COUNTS - 2025

\* Highway 71 - 15,000 VPD



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# PROPERTY OVERVIEW

3901 Abbott Drive, Willmar, MN

Sales Price

\$3,500,000.00

Building Size	118,219/sf
Lot Size	6.04 Acres
Kandiyohi County	PID 95-303-0010
2026 Taxes	\$104,391.00 + Assessments \$1,005.00
Zoned	233 COMM LAND/General Business
Year Built	1992 / 2005
No. of Floors	One (1)
Tenant	Single
HVAC	Central HVAC Throughout
Overhead Doors	Five (5) O.H. Doors - with Openers: 3 - Drive-In (with Bollards) 2 - Dock High (with Levelers)
Dock High	Two (2) 8' x 8' Doors (Dock has Leveler)
Clear Height	20' +
Parking Spaces	108

# PROPERTY INFORMATION

## Showroom (80,205/sf)

\* Front Showroom (212' x 260', 10' Clear Height)

\* Rear Showroom (212' x 128', 19' Clear Height)

\* (4) Restrooms

\* (1) Breakroom (18' x 14')

\* High Bay Warehouse (27,216/sf - 165' x 160')

\* Garage Area (67' x 42', 22' Clear Height, 22' Clear Height)

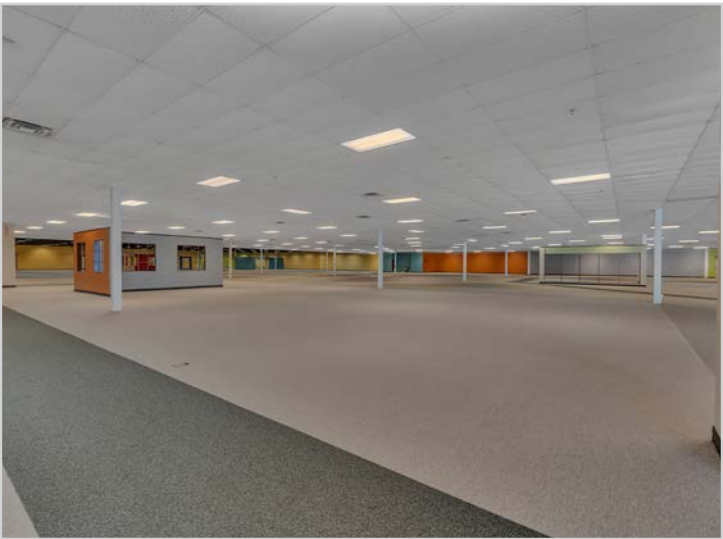
\* Shipping/Receiving Area (8,798/sf - 93' x 42', 10' Clear Height)

\* (1) Restroom

\* (1) Breakroom (8' x 10')

\*\*\* Warehouse Racking is Negotiable\*\*\*

# INTERIOR



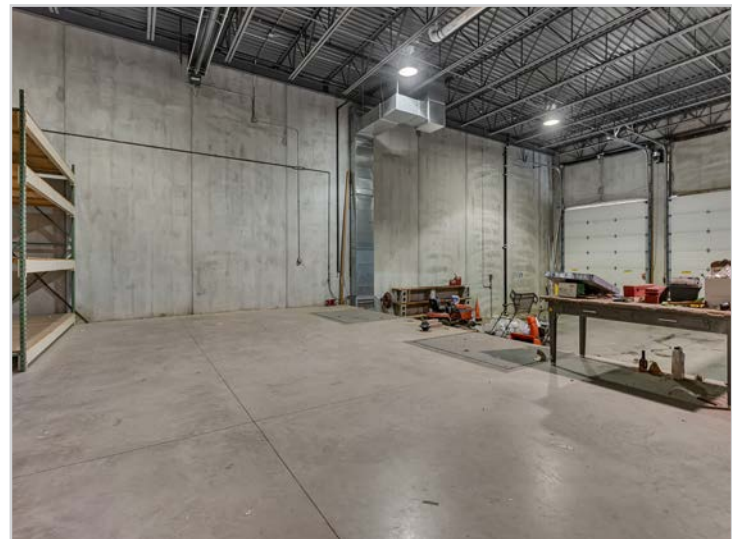
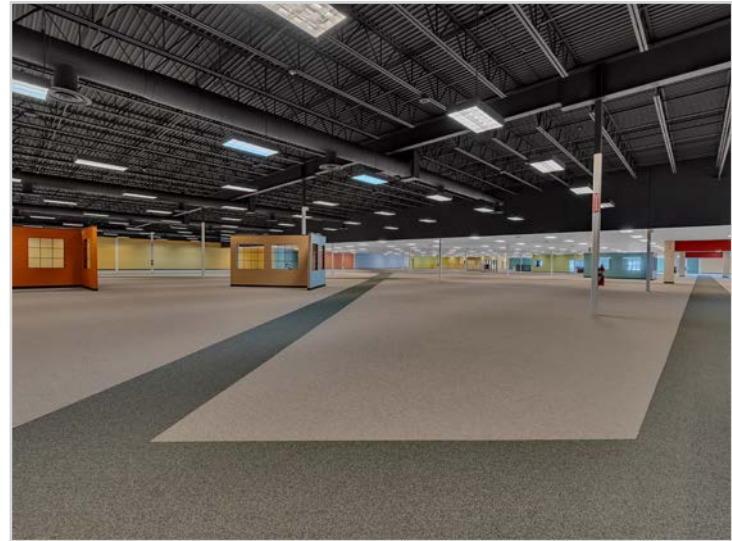
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