



# 104 Cedar Avenue S.

WATKINS, MINNESOTA 55389

16,376 SF

BUILDING SIZE

**MOVE-IN  
READY!**

\$830,000

\$50.67/ SF

Presented by



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Loading & Power

2 drive-in doors, 1 dock door, room to add a 3rd — 600+ amps, 480V 3-phase

Clear Height

17’ to 23’4” clear height in warehouse

Immediately Available

Property is move-in ready

Available for Purchase

Pallet racking, forklift, security cameras, and TVs

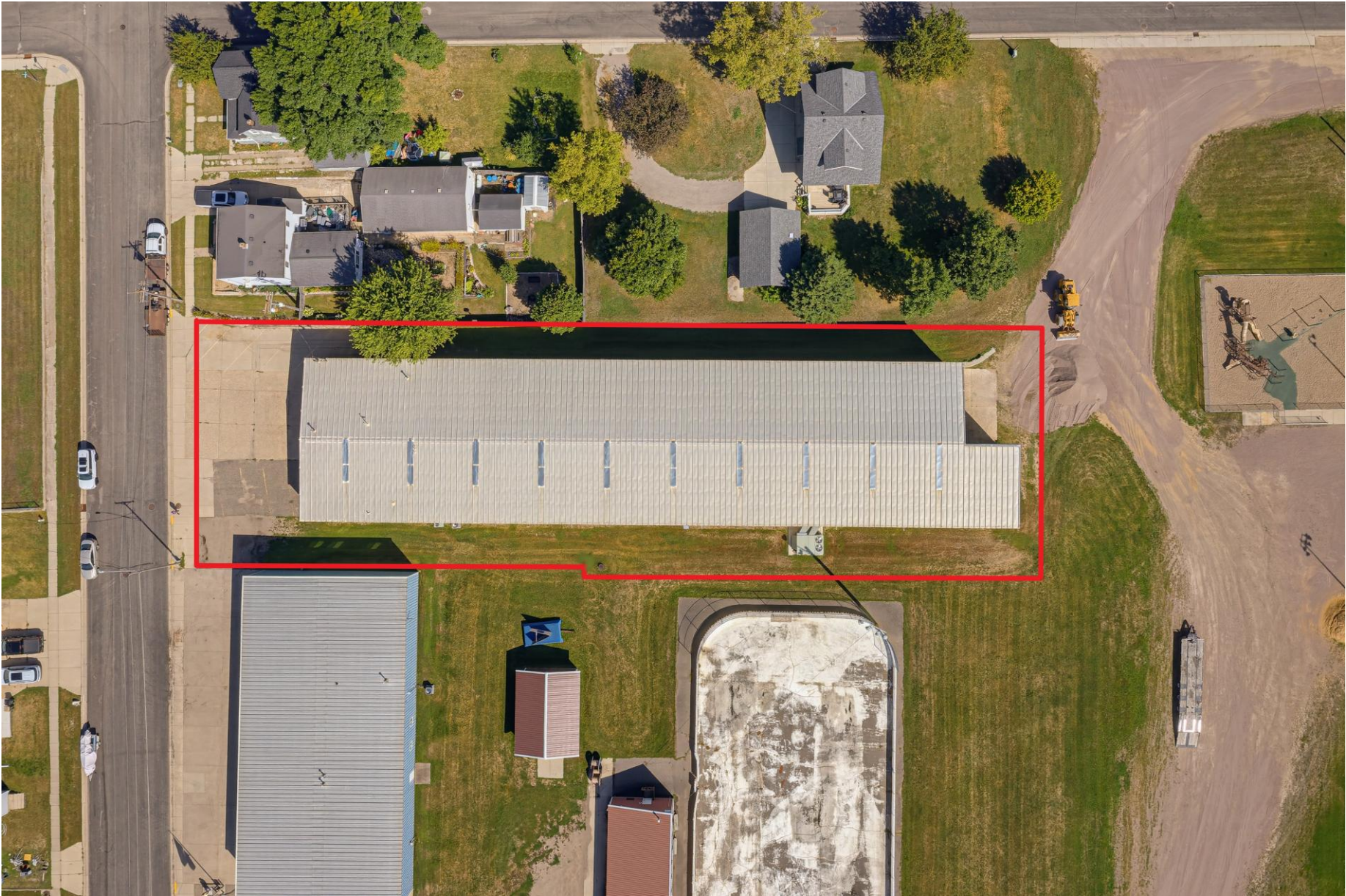
Building Systems & Finishes

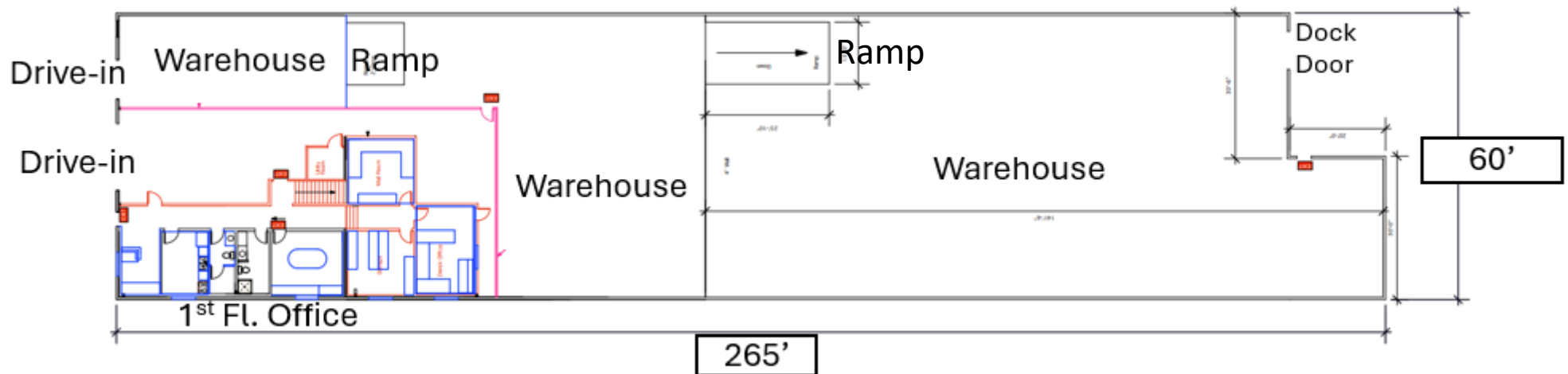
8” concrete floors  
LED lighting,  
fiber internet  
New windows & office buildout (2007-2008)

OVERVIEW

A premier owner-user opportunity featuring dock and drive-in loading, 17’–23’4” clear height, and heavy power (3-phase, 480V, 600+ amps). The warehouse offers abundant natural light, LED lighting throughout, and full climate control. Comprising 3,309 SF of office and 13,067 SF of warehouse space, the building’s flexible layout suits a single owner-user or multi-tenant configuration. Conveniently located off Hwy. 55, about 30 minutes south of St. Cloud and 1 hour 15 minutes east of the Twin Cities.

| PRICE          | \$830,000 (\$50.67 / SF)                                                                                               |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Building Size  | 3,309 SF Office   13,067 SF Warehouse — 16,376 SF Total                                                                |
| Acres          | .797 Acres                                                                                                             |
| Year Built     | 1979, Renovated in 2008                                                                                                |
| Property Taxes | \$5,062.00 (2026)                                                                                                      |
| Parking        | 10 off-street stalls plus ample street parking                                                                         |
| Zoning         | I-1 Industrial                                                                                                         |
| Clear Height   | 17’- 23’ 4” Clear Height                                                                                               |
| Loading        | 2 drive-in doors, 1 dock door — room to add a 3rd drive-in door                                                        |
| Power          | 3-phase power, 600+ amps, 480V                                                                                         |
| Roof           | Original roof & siding; seams sprayed in 2024, with recent repairs                                                     |
| HVAC           | Fully heated & cooled — 5 radiant heat units, new forced-air unit (2024); 2 office A/C units (2008 & 2024), 2 furnaces |
| PIDS           | 28-0105000 & 28-0248000                                                                                                |

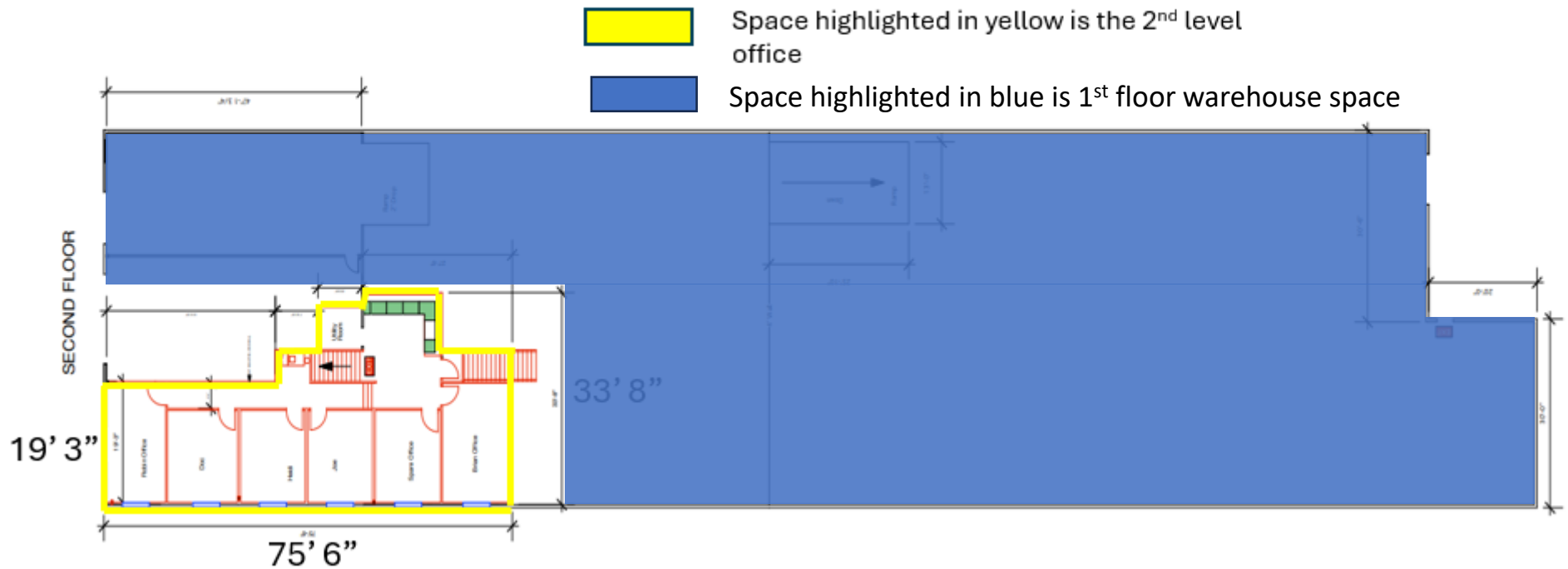




## OFFICE AREA

The main-level office area consists of a reception, 2 restrooms, a conference room, 2 private offices with windows, a mail room/office service area, and a utility room.

## 2<sup>nd</sup> Level Office



## OFFICE AREA

**The upper-level office area consists of 6 private offices with windows, a mail room/office service area, and a utility room.**





# WAREHOUSE SPACE

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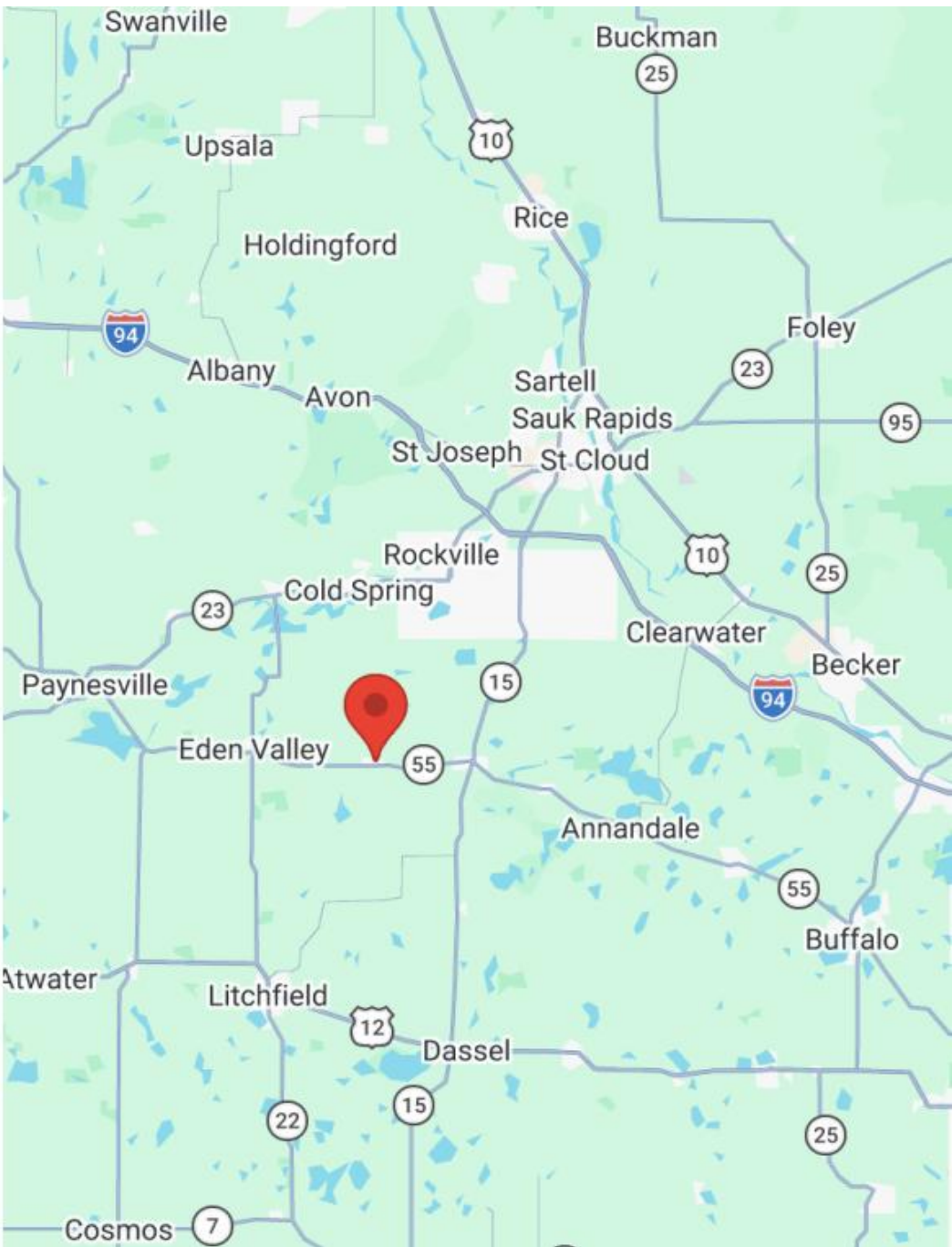
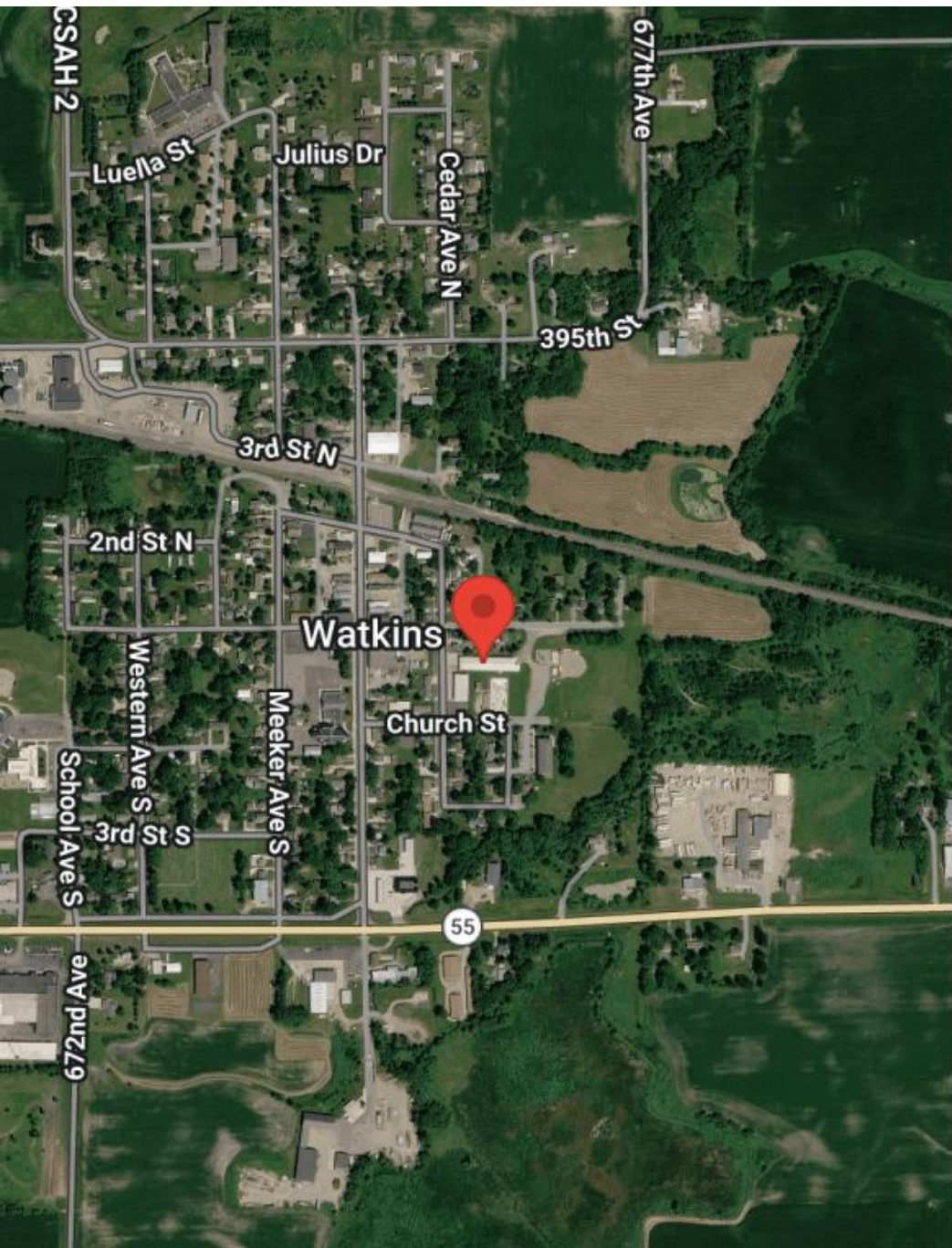
## M-1 – INDUSTRIAL DISTRICTS Section 20.01. USES PERMITTED.

- A. Building materials storage yards, lumber yards.
- B. Contractors' equipment rental or storage yards.
- C. Any wholesale business including warehousing and storage buildings, truck and bus terminals, commercial laundries and dry-cleaning plants conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading, unloading and parking.
- D. Light manufacturing, compounding or treatment of such products as bakery goods, candy, cosmetic, dairy products, food products, drugs, perfumes, pharmaceuticals, soap (cold mix only) and toiletries conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading, unloading and parking.
- E. Light manufacture, compounding, treatment or assembly of articles or merchandise previously manufactured elsewhere conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading, unloading and parking.
- F. Any kind of manufacturing process or treatment of products using light machinery such as tool and die shops, metal fabricating plants or welding shops conducted wholly within a building with a landscaped front yard and with the side and rear yard used for loading, unloading and parking.
- G. Public utility service buildings and yards, electrical transformer stations, substations and gas regulator stations.
- H. Buildings and uses customarily necessary to any of the above permitted uses which will not be detrimental either by reason of odor, smoke, noise or vibration to the surrounding neighborhood.
- I. Storage facilities for the storage of personal items by persons renting the space as a permitted use.
- J. Trucking Operations

**Subject Property: M1 Industrial District.** For more information on permitted uses, please contact the City of Watkins Planning Department at **320-764-6400**.

# LOCATION OVERVIEW

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