

INDUSTRIAL FOR SALE OR LEASE

11070 LAMONT AVENUE NE, HANOVER, MN



## WAREHOUSE FOR SALE OR LEASE

**KW COMMERCIAL | MINNETONKA**

13100 Wayzata Blvd #400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

**PRESENTED BY:**

**JEFFREY STEDMAN**

Senior Associate

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#RA-20454772, Minnesota

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# WAREHOUSE FOR SALE OR LEASE

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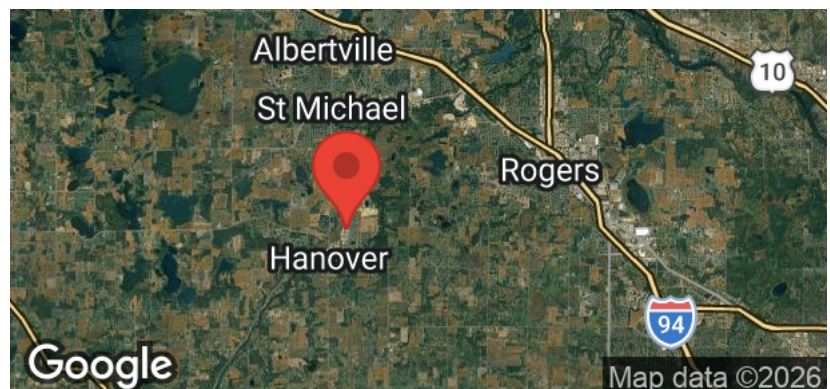


## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LEASE RATE:</b>	Negotiable NNN
<b>BUILDING SF:</b>	12,240 SF
<b>LOT SIZE:</b>	0.93 Acres
<b>WAREHOUSE SF:</b>	12,240 SF Width: 60' Length: 204'
<b>DRIVE IN:</b>	1 DI: 20' W x15.5' H
<b>CLEAR HEIGHT:</b>	15.5' to 20' (peak)
<b>YEAR BUILT:</b>	1992
<b>ZONING:</b>	I-3 Heavy Industrial
<b>PERMITTED USES:</b>	Industrial, auto repair, bakery, building materials sales, woodwork, trucking, contractor, recreation, mfg, office, service, warehouse
<b>PID:</b>	108023001020
<b>COUNTY:</b>	Wright County
<b>PROPERTY TAXES:</b>	2025: \$8514.00 2026: proposed \$8312.00

## PROPERTY OVERVIEW

- Property is well positioned to meet the growing industrial demand in the Northwest metro area
- Surrounding cities: St. Michael, Albertville, Medina, Maple Grove, Plymouth, Rogers
- City services at street, 3-phase power access behind the building
- Minimal surface parking, room to add
- Building dimensions: Width 60' x Length 204'
- Open layout ready for own buildout, no walls to demo. No utilities currently inside building
- Concrete flooring approx. 6" deep
- Abundant natural light, approx. 17% ceiling sky lights
- NW Metro area: distance to Rogers/I-94 (9 mi), Maple Grove (14 mi) & Rockford (8 mi)



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# PROPERTY INFORMATION

11070 LAMONT AVENUE NORTHEAST



## PROPERTY DETAILS

11070 Lamont Avenue NE, Hanover, MN 55341

**Property Description:** 12, 240 SF Warehouse building on 0.93 Acres. Lot dimensions: 268.62' x 150'; building length: 204', building width: 60'. Clear height: 15.5' to 20' (peak); One drive-in: 20'W x 15.5'H; concrete flooring approx. 6"-8" deep; 17% of ceiling is sky lights; non insulated.

**Property ID:** 108023001020

**Zoned:** I-3 Heavy Industrial

**Zoning: I-3 Heavy Industrial** Any use other than cold storage would be change of use, triggering site plan review.

**Permitted Uses Include:** Industrial; auto repair, baker, building materials sales, woodwork, trucking, contractor (fully enclosed within building), recreation, manufacturing, office, service, warehouse.

**Interim Use Permit:** Contractors' operation storage outside; open and outdoor storage; Outside Storage: max 20% of land; Cannabis cultivation, manufacturing, processing, wholesaling, transportation

**Conditional Use Permit:** Auction houses (including livestock), places of worship

**Accessory Use:** retail sales of products assembled/manufactured on site, outdoor dining, fences

**Property Taxes:** 2025: \$8,514.00; 2026 proposed: \$8,312.00 (Wright County)

**Year Built:** 1992

**Roof Type:** Metal; sloped; 17% sky lights

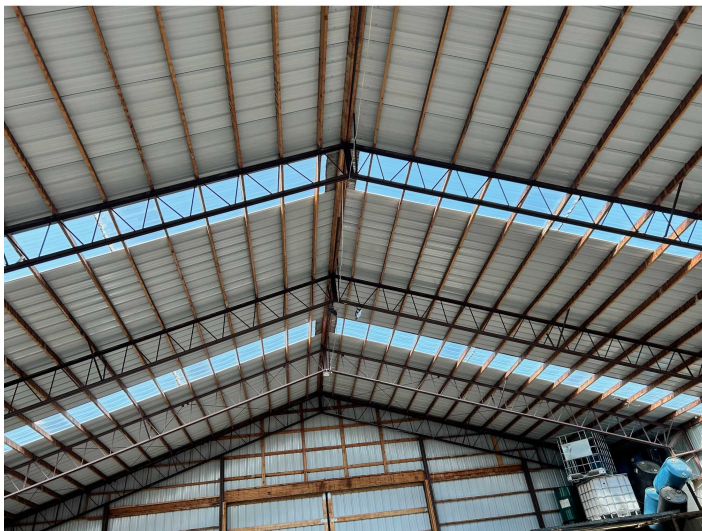
**Water / Sewer:** City services at the street. Through Joint Powers, with Albertville

**Utilities:** 3 phase power; 480 volt at the pole to rear of building

**Helpful Contacts:** City Administrator/Economic Development- Jennifer Nash, [cityadmin@ci.hanover.mn.us](mailto:cityadmin@ci.hanover.mn.us), 763-496-5025  
Planning/Zoning: Cindy Nash, [cnash@collaborative-planning.com](mailto:cnash@collaborative-planning.com)  
Inspections: Metro West: Randy Rud [rr@mwimn.com](mailto:rr@mwimn.com) 763-479-1720  
Business Programs/Resources in Hanover: <https://tinyurl.com/4mfh7mp4>

# PROPERTY PHOTOS

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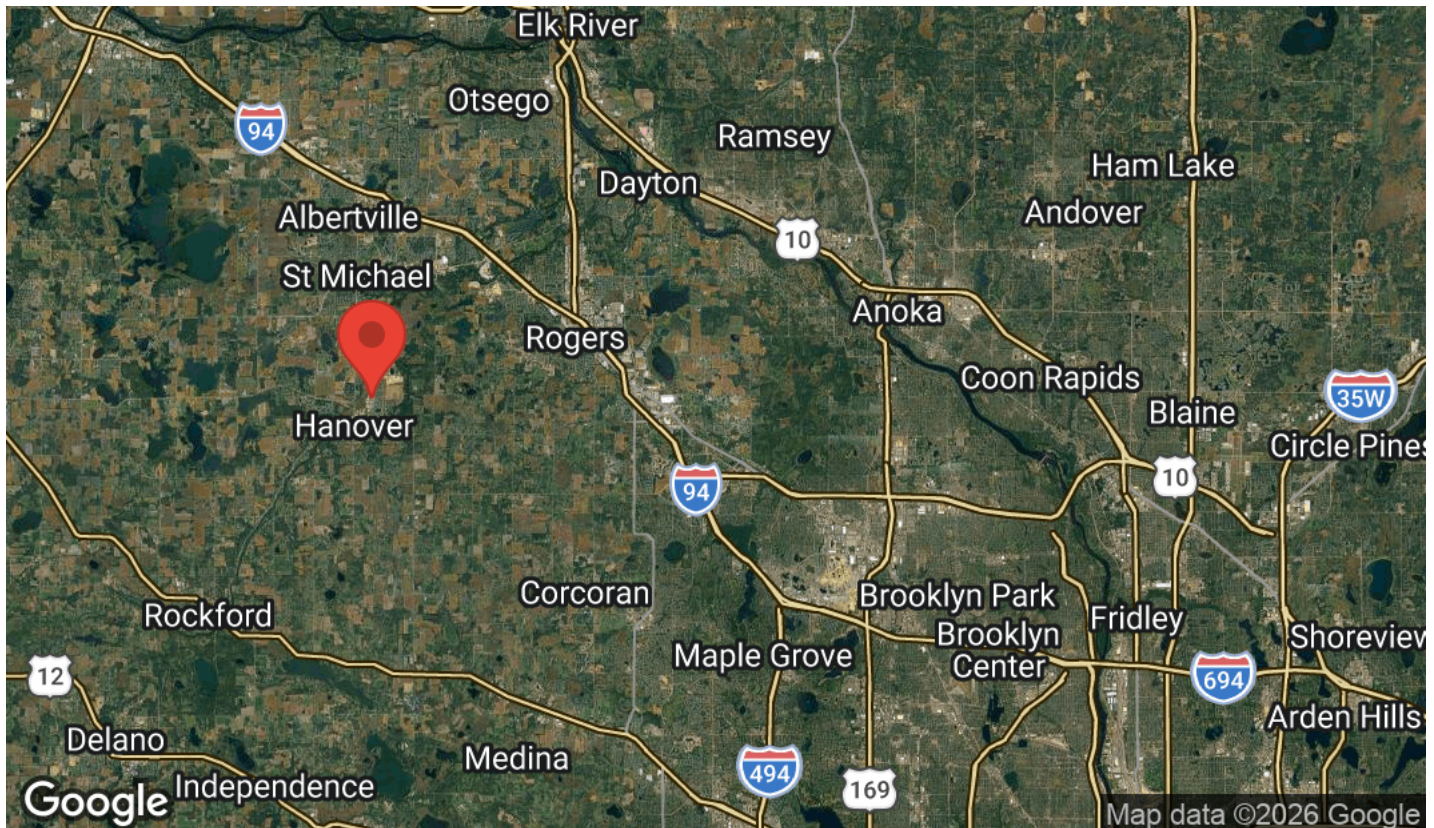
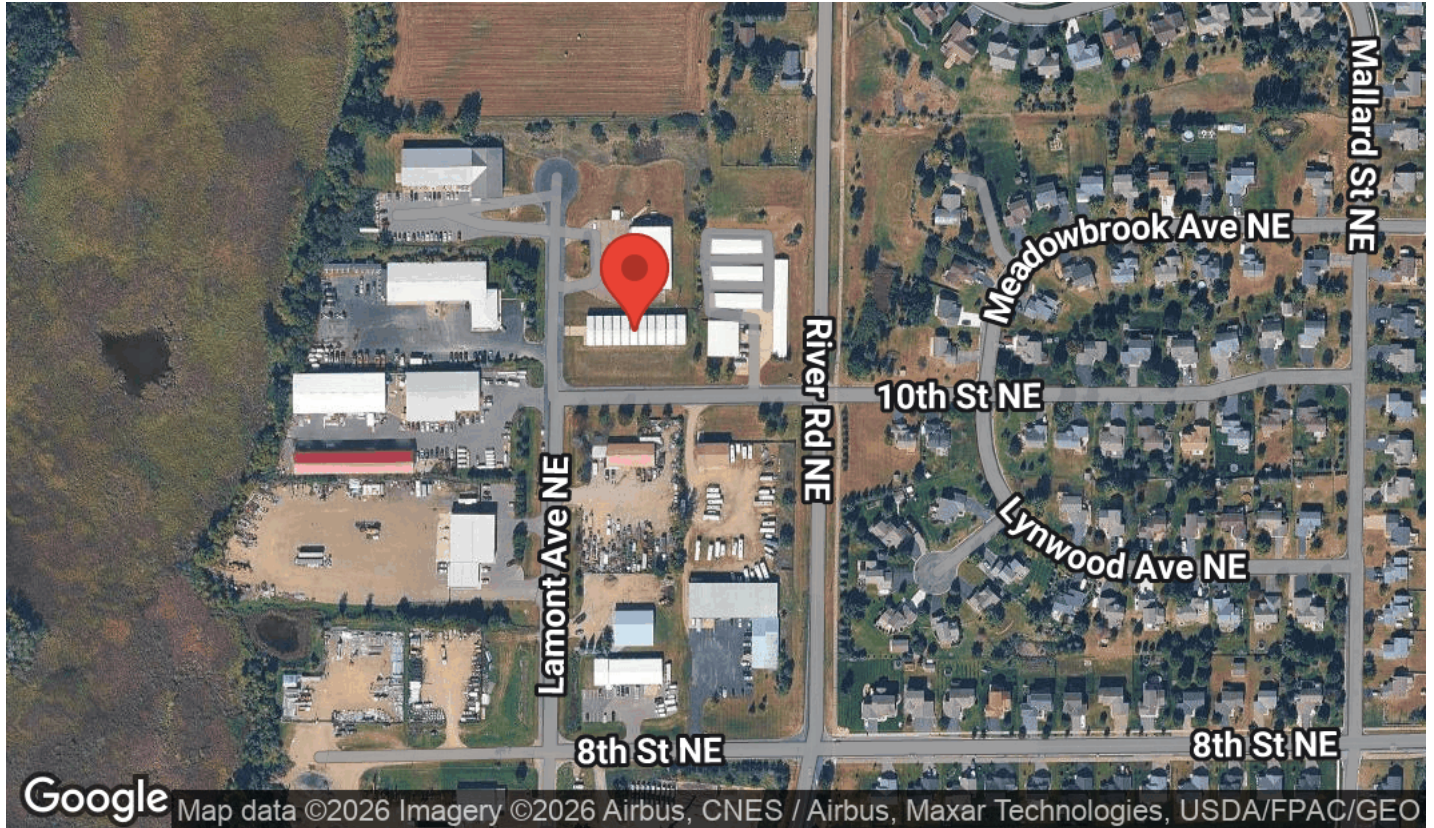
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# LOCATION MAPS

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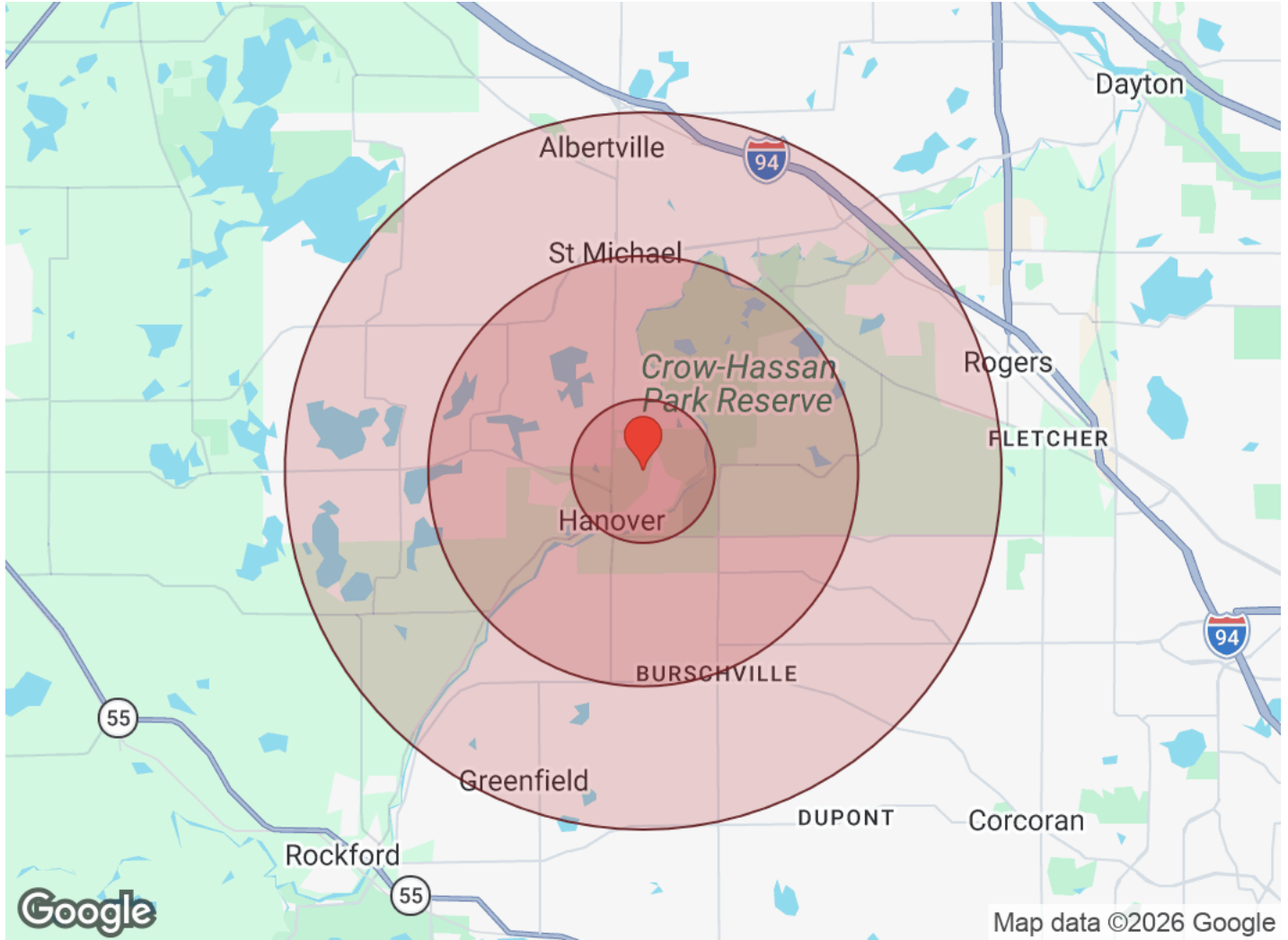
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# DEMOGRAPHICS

11070 LAMONT AVENUE NE, HANOVER, MN 55341



Legend: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,327	6,333	18,800	Median	\$156,495	\$141,725	\$136,503
Female	1,267	6,140	18,641	Under \$15k	11	118	428
Total Population	2,594	12,473	37,440	\$15k - \$25k	24	134	224
				\$25k - \$35k	17	64	262
<b>Housing</b>				\$35k - \$50k	26	209	721
Total Units	933	4,609	13,838	\$50k - \$75k	81	406	1,210
Occupied	885	4,334	12,989	\$75k - \$100k	100	529	1,587
Owner Occupied	767	3,799	11,286	\$100k - \$150k	150	890	2,897
Renter Occupied	118	535	1,703	\$150k - \$200k	254	1,089	2,868
Vacant	48	275	849	Over \$200k	222	896	2,791
<b>Age</b>							
Ages 0 - 14	572	2,687	8,080				
Ages 15 - 24	312	1,674	4,984				
Ages 25 - 54	1,119	5,038	15,345				
Ages 55 - 64	315	1,537	4,315				
Ages 65+	275	1,535	4,717				

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## DISCLAIMER

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