

# FOR SALE

16609 HWY 371  
Brainerd, MN



## Property Summary:

Property type: Industrial

Size: 6,800 sf total (building 1 and 2)

Access: 6 grade level doors total

Land: 2.62 ac

## Property Description:

We are proud to represent this 5+ bay industrial space with lots of outdoor space and fully fenced space in the back. Take your business to the next level!

Sale Price: \$599,000

Lease Price: \$7 NNN

### Layout:

Building 1 includes a reception retail area, office, restroom, heated shop space, 14' clear height and additional storage area.

Building 2 was constructed more recently and features four 14' x 10' drive in doors, heated, 16' clear height.

Property is located right off Hwy 371, and has a secure fenced in space. County jurisdiction.

## ADDRESS:

16609 HWY 371  
Brainerd, MN

**Tanner  
Nordlund**

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**Parcel**  
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# Floor Plan: Building 1



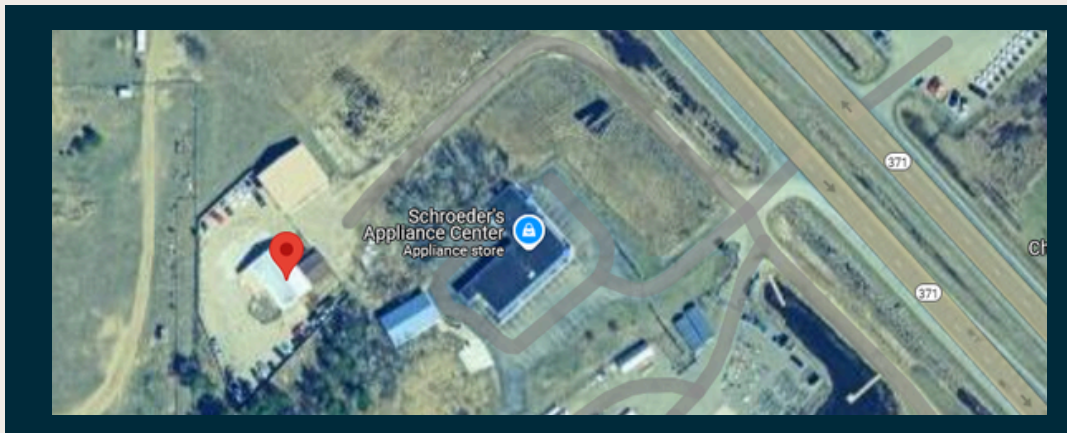
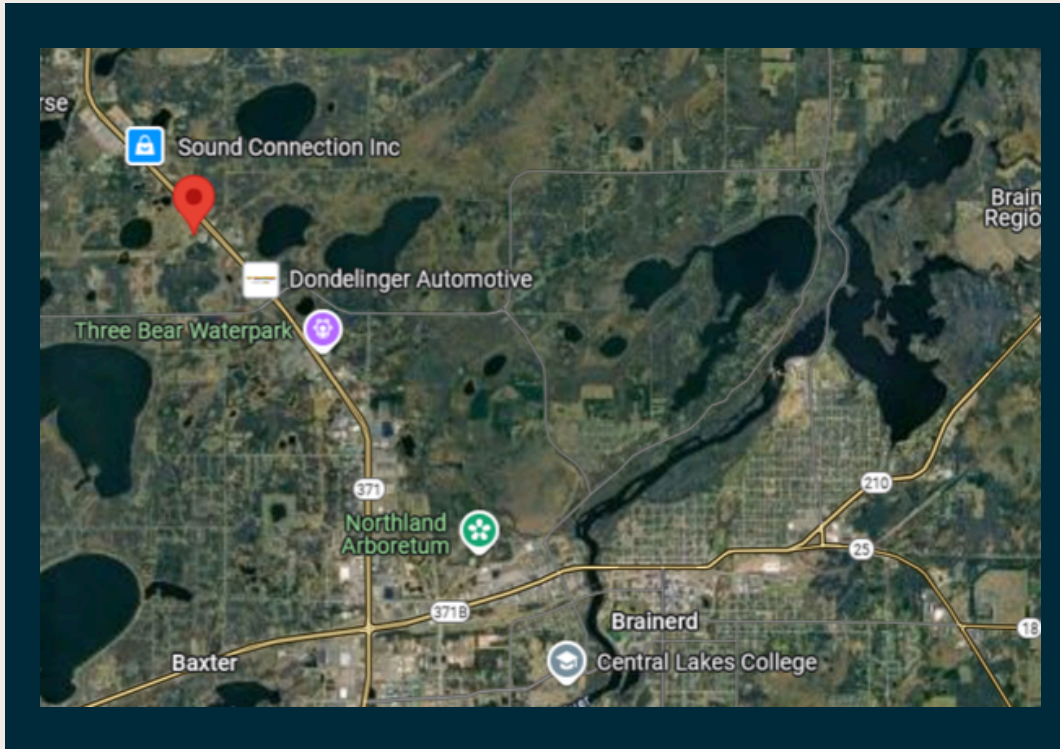
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# Location

## Brainerd, MN



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# Interior photos

Building 1



Building 1



Building 1



Building 1



Building 2



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# Exterior photos



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