



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease  
**PROPOSED**  
Industrial Condos



## MILACA

### Proposed Industrial Condos

**Sales Price: \$175/psf Lease Rate: \$14.00/psf NNN**

**Building Size: 8,873/sf Lot Size: .61 Acres**

xxx 10th Ave NE (Parcel A), Milaca, MN 56353

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## PROPERTY LOCATION

- \* East of Hwy 169
- \* West of 10th Street
- \* Businesses in Area Include:

Dusty's Car & Pet Wash, Allstar Childcare Center, Bug Commander Pest Solutions, Milaca Meats, Holiday Station Store, Dairy Queen Grill & Chill, Milaca Off Sale Liquor and more.

### TRAFFIC COUNTS - 2025

- \* Highway 169 - 13,786 VPD
- \* 10th Street - 1,249 VPD

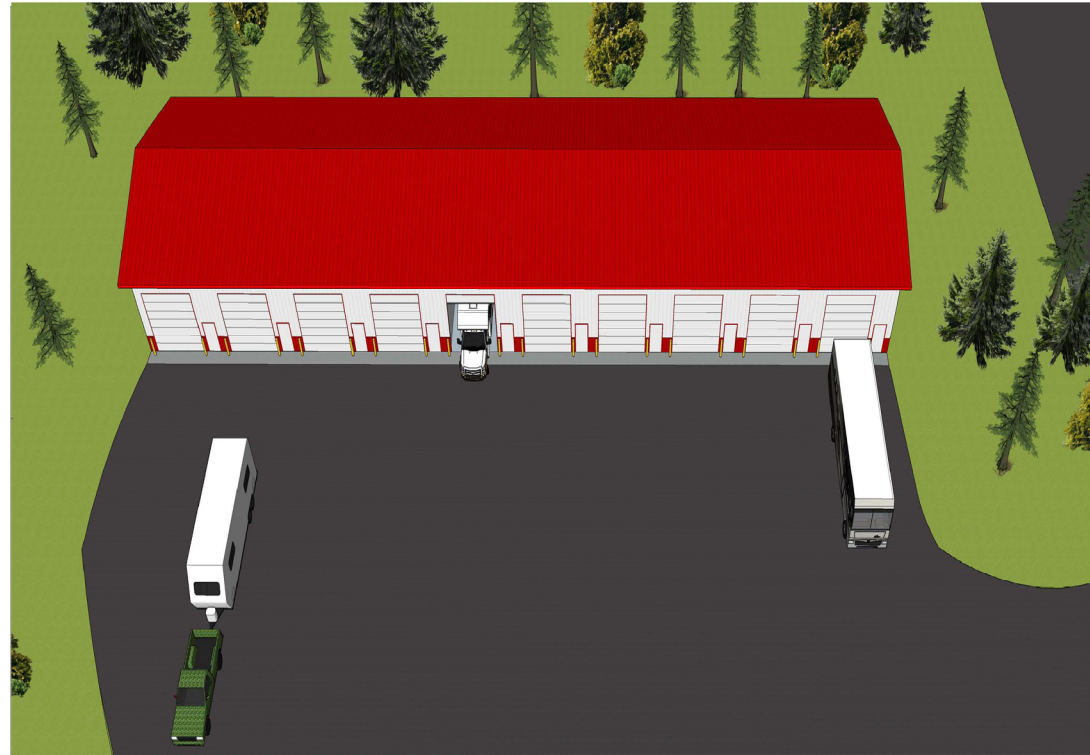


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# PROPERTY OVERVIEW

Sales Price  
\$175/psf  
Lease Rate: \$14.00/psf NNN

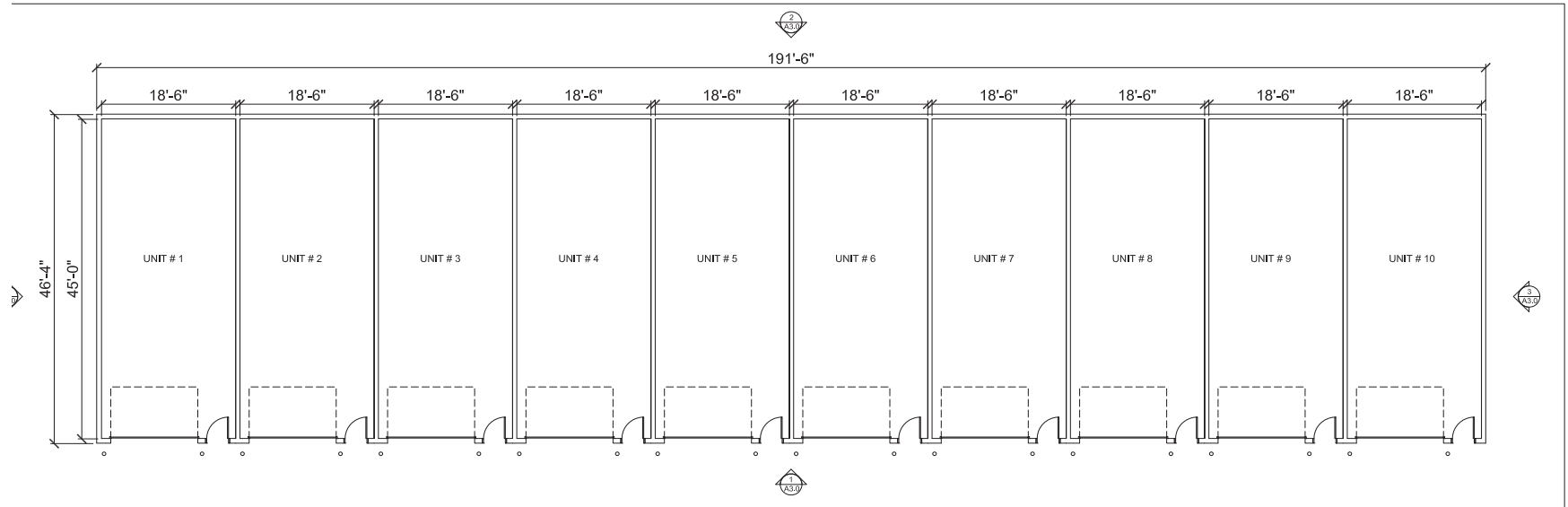
|                 |                                   |
|-----------------|-----------------------------------|
| Building Size   | 8,873/sf                          |
| Space Available | Multiple Units                    |
| Lot Size        | .61 Acres (Min. Divisible 833/sf) |
| County          | Mille Lacs                        |
| PID/2026 Taxes  | 21-025-0102 \$1,194.00            |
| Zoned           | I-1 Industrial                    |
| Tenants         | Multi Tenant Building             |
| Year Built      | 2026                              |
| No. Floors      | One (1)                           |



Proposed Building

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# FLOOR PLAN



1  
A2.0 FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING TOTAL = 8,873 S.F.  
UNIT TOTAL = 833 USABLE S.F.

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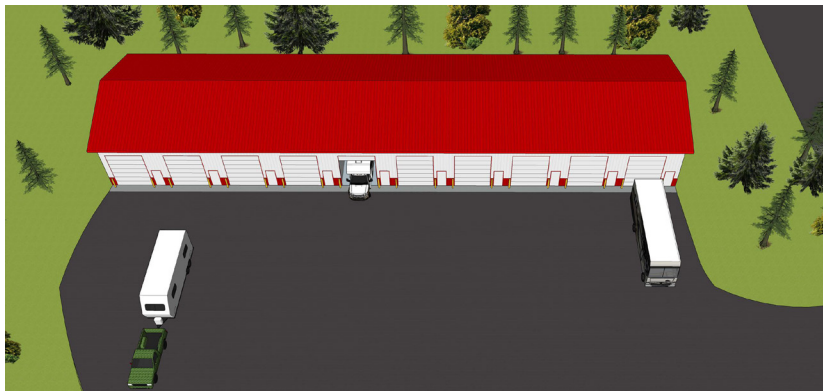
# EXTERIOR PERSPECTIVES



1 SOUTH EAST PERSPECTIVE  
A3.17 NO SCALE



2 SOUTH WEST PERSPECTIVE  
A3.17 NO SCALE



3 SOUTH AERIAL PERSPECTIVE  
A3.17 NO SCALE

## PROPERTY INFORMATION

### PRE-SALE/LEASE INDUSTRIAL CONDO UNITS

- \* Clear Height 17.5'
- \* Steel Wall & Roof Construction
- \* Concrete Slab
- \* Insulated Walls & Ceiling
- \* 12' x 14' Overhead Door
- \* One (1) Service Door
- \* Plumbing Rough In
- \* Floor Drains
- \* Ceiling Hung Unit Heater
- \* 60 Amp Electrical Service Outlets
- \* Overhead LED Lighting
- \* Security Cameras
- \* All Utilities Metered Separately

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