

FOR SALE OR LEASE

126,260 SF AVAILABLE



12940 PROSPERITY AVE

BECKER, MINNESOTA

PROPERTY HIGHLIGHTS

- Potential for outdoor storage
- Room for expansion
- Centrally located between St. Cloud and Minneapolis

Building Size: 4,901 SF 2nd Level Mezz Storage
 9,015 SF Office
 112,344 SF Warehouse
126,260 SF Total

Site Area: 9.40 acres

Clear Height: 38'

Loading: 22 Docks
 4 Drive-Ins

Truck Court: 130'

Power: 1800 Amp, 480 Volt, 3 Phase

Fire Protection: ESRF through most of
 warehouse

Year Built: 2000

2026 Property Taxes: \$190,878

List Price: Negotiable

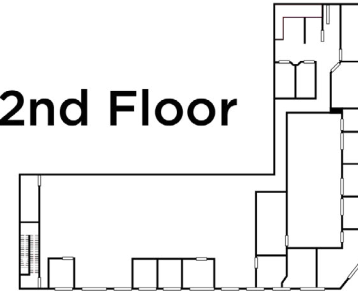
Lease Rate: Negotiable



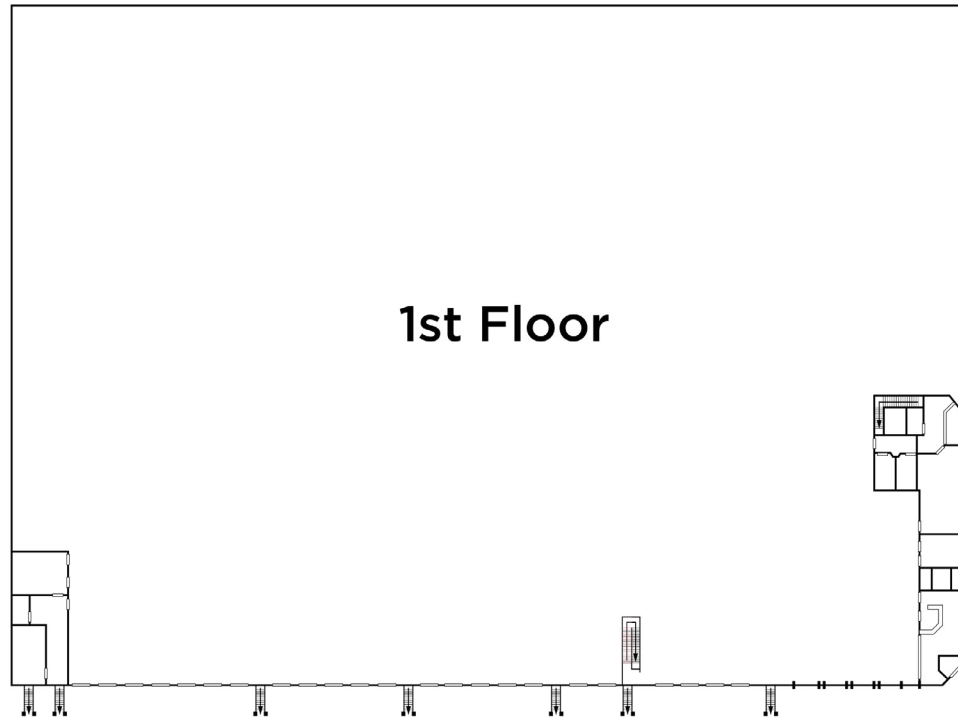
FLOOR PLAN

4,901 SF 2nd Level Mezz Storage
9,015 SF Office
112,344 SF Warehouse
126,260 SF Total

2nd Floor



1st Floor







CONTACT INFORMATION

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