



Colliers

±59,000 SF Warehouse & Soybean Processing Facility For Lease

520 5th St S, Breckenridge, MN 56520

Highlights:

- Over 53,000 sf of warehouse space available
- Over 44,000 sf has 21' clear heights
- 17,200 sf fully climate-controlled (all of which has 21' clear height)
- 2 modern dock-high doors. 5 drive-in doors
- Over 25,000 SF of potential outdoor storage space

Dave Luchsinger

Associate

+1 507 319 8628

dave.luchsinger@colliers.com

Ethan Haglund

Associate Vice President

+1 952 200 6199

ethan.haglund@colliers.com

Andy Lubinski, SIOR

Vice Chair

+1 952 221 8067

andy.lubinski@colliers.com

Casey O'Malley

Senior Vice President

+1 320-260-6815

casey.omalley@colliers.com

Aaron Whitmore

Vice President

+1 612 963 1377

aaron.whitmore@colliers.com

1600 Utica Avenue S, Suite 300

Minneapolis, MN 55416

P: +1 952 897 7700

colliers.com/msp

Property Details



Colliers is pleased to present the opportunity to lease an over 59,000 SF warehouse and soybean processing facility in Breckenridge, MN. The building is divisible, offering flexibility for a single user or multiple tenants.

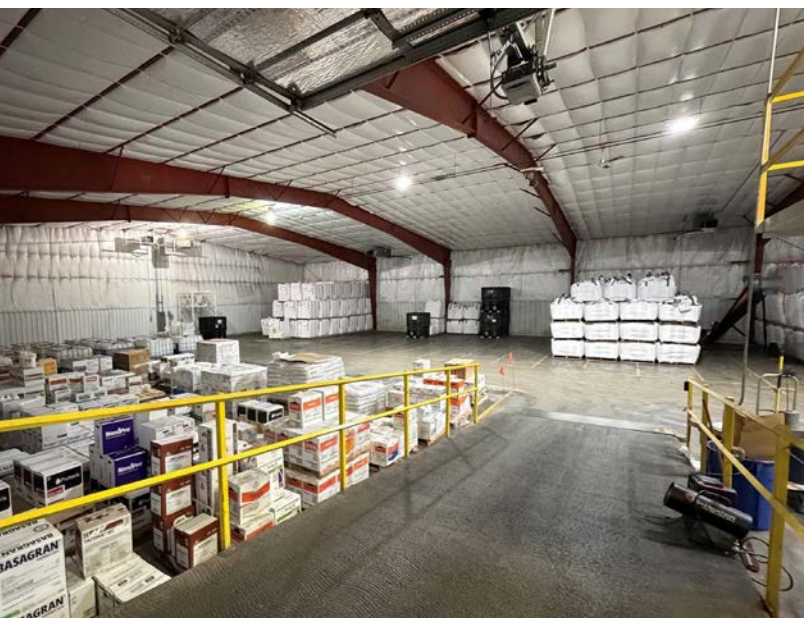
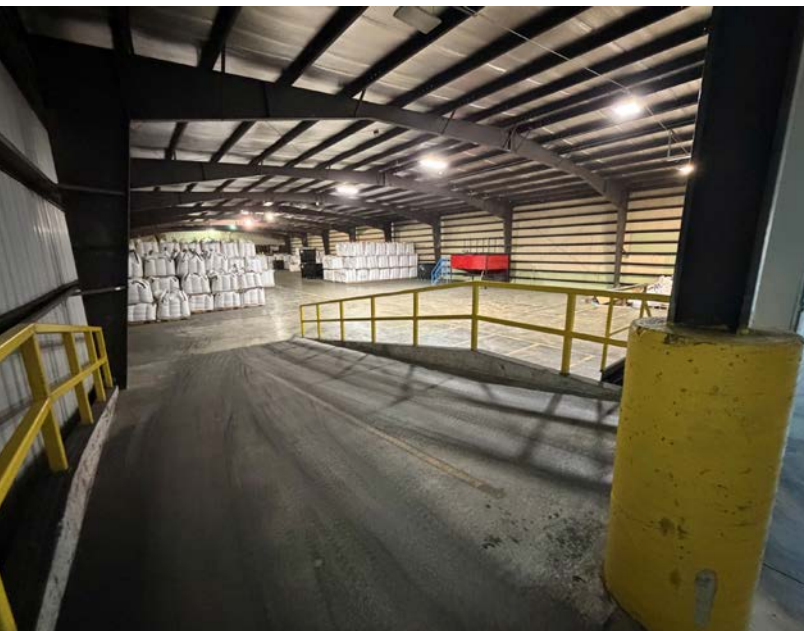
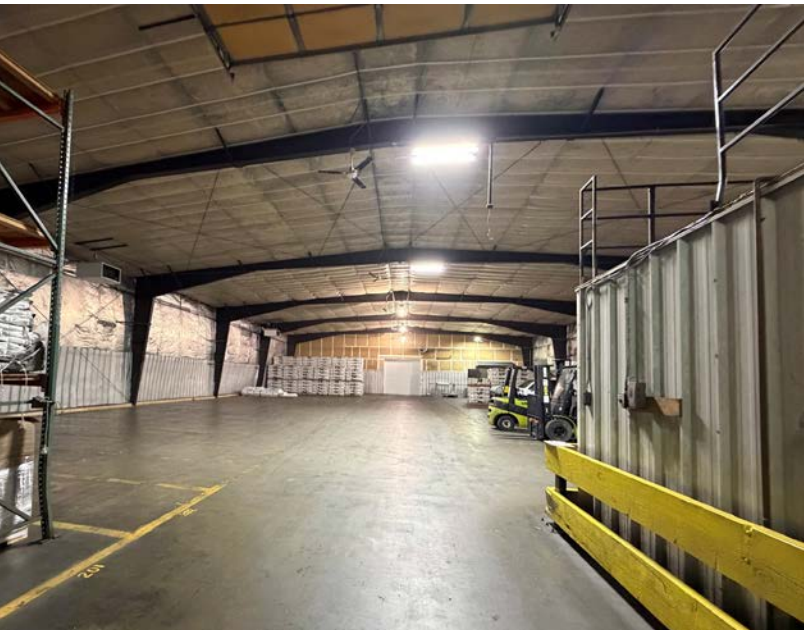
The building can be configured to suit a wide range of warehouse, distribution, or light manufacturing or food processing users. The facility offers 4 dock doors, 13.5' to 21' clear heights, and over 25,000 SF of potential outdoor storage space.

Property Address	520 5th St S Breckenridge, MN 56520
PID	23-050-1730
Property Type	Industrial
Building Size (SF)	59,224 Total SF 1,396 SF - Office 4,628 SF - Storage
Space Available	Warehouse #1, 2, and 3 – 32,800 SF Warehouse #4 – 8,400 SF Warehouse #5 – 12,000 SF
Site Size	3.80 acres
Year Built	1949 (warehouses added in 1974, 1979, 1983, 1987)
Clear Heights	Warehouse #1, 2, and 3 – 21' Clear Warehouse #4 – 13.5' Clear Warehouse #5 – 21' Clear
Dock Doors	4 total, 2 of which have modern features. 1 has a leveler, and 1 has neither.
Drive In Doors	5 Drive-in doors, 2 of which form a drive-thru
HVAC	Warehouse #3 – 5,200 SF climate-controlled Warehouse #5 – 12,000 SF climate-controlled
Power	600 amps, 277/480 voltage, 3 phase
Construction	PEMB
Roof	Metal
Lighting	Fluorescent
Equipment	Fully-functional soybean processing equipment
Lease Rate	Negotiable

Office/Admin Photos



Warehouse Photos



Property Photos

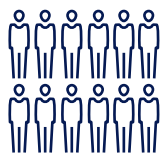


Property Photos



Location Overview

Wilkin County



Current
Population

6,334



Current Average
Household Income

\$88,163



Current Daytime
Work Population

2,244



Households

2,695



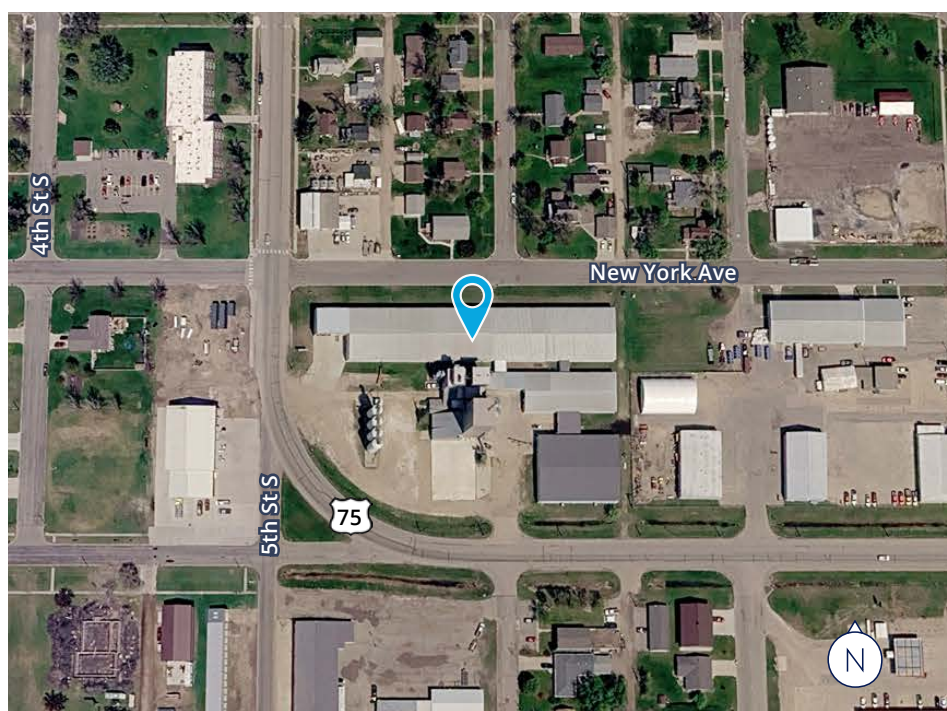
Businesses

337

Web Links:

[Breckenridge, MN](#)

[Wilkin County](#)



Contact Us:

Dave Luchsinger
Associate
+1 507 319 8628
dave.luchsinger@colliers.com

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Associate Vice President
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Accelerating success.