



FOR SALE

Milaca Industrial Park

A Place to Grow

LISTING PRESENTATION | 520 8TH ST NE | MILACA, MN

Google

Exclusively Listed by

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KW COMMERCIAL
13100 West Wayzata Boulevard
Minnetonka, MN 55305

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Executive Summary



Property Description

Situated on a 2.55-acre site, the property features a 15,600-square-foot building comprised of approximately 12,100 square feet of warehouse space and 3,500 square feet of finished office space, including a spacious employee breakroom. The warehouse offers 10' to 14' clear ceiling heights, one grade-level overhead door, two dock-high loading doors, and a distributed compressed air system, providing efficient operations for a variety of industrial users.

The building is equipped with 1,200-amp, three-phase electrical service, a fire sprinkler system in main building, entire building is air-conditioned, and a newer roof, offering reliable infrastructure for today's manufacturing and distribution requirements. Zoned I-1 Industrial, the property supports a wide range of industrial uses.

Property Overview

Position your business for growth in this well-maintained industrial facility located in the Milaca Industrial Park, a strategic Central Minnesota location with convenient access to U.S. Highway 169 and Highway 23. Designed for manufacturing, fabrication, warehousing, and distribution, this property offers an excellent combination of functional warehouse space, quality office finishes, and heavy industrial infrastructure.

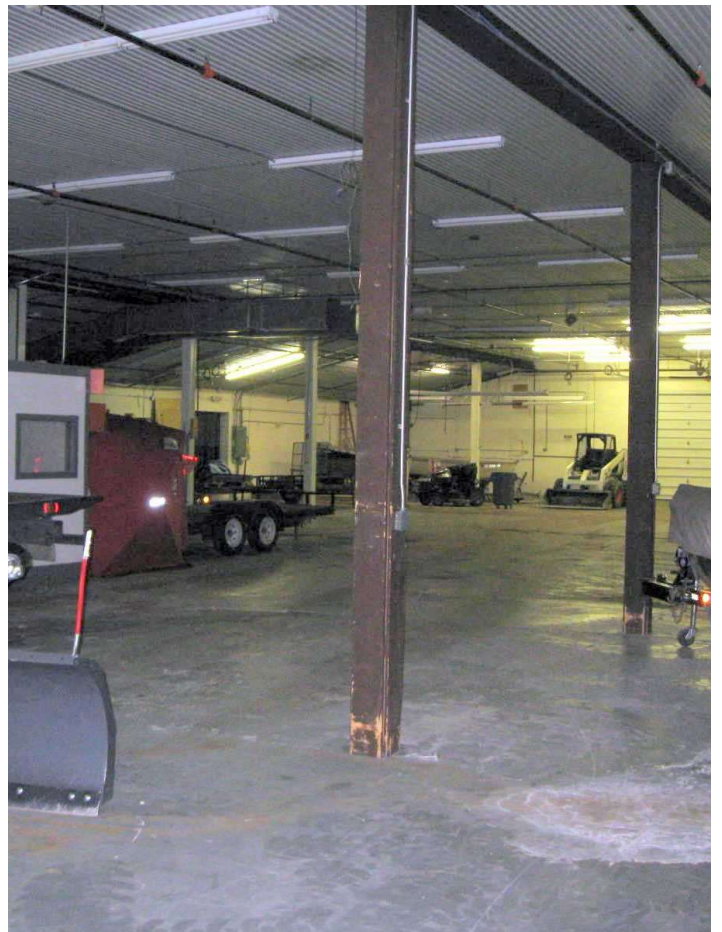
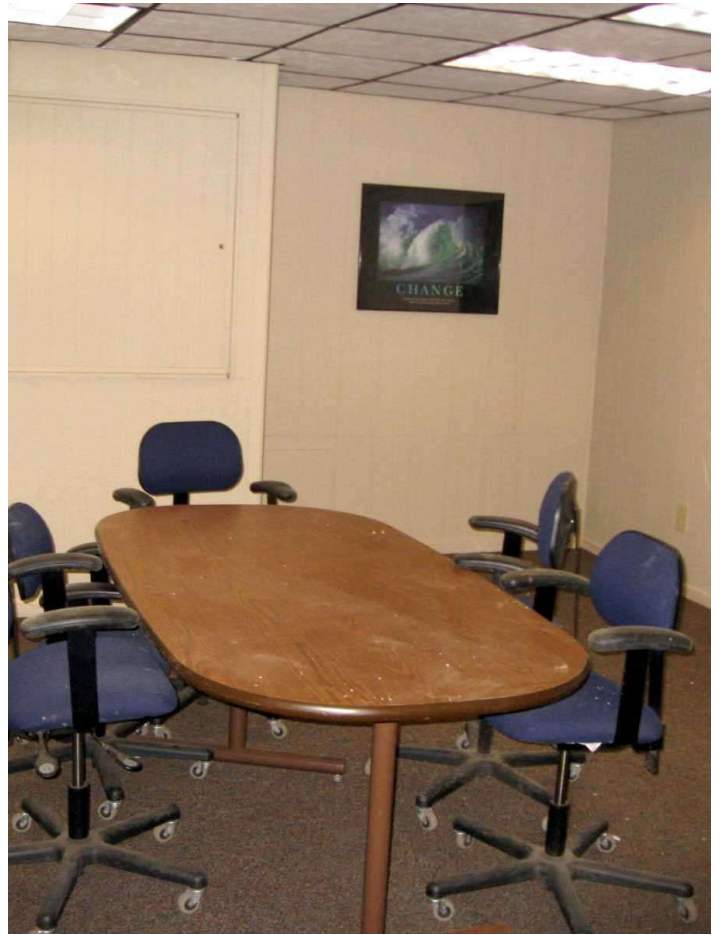
Property Highlights

- 15,600 SF building
- 12,100 SF Warehouse
- 3,500 SF office, including large break room
- AC throughout the building
- Fire suppression - Main part of building is sprinkled
- New metal roof in 2020
- Compressed air lines distributed



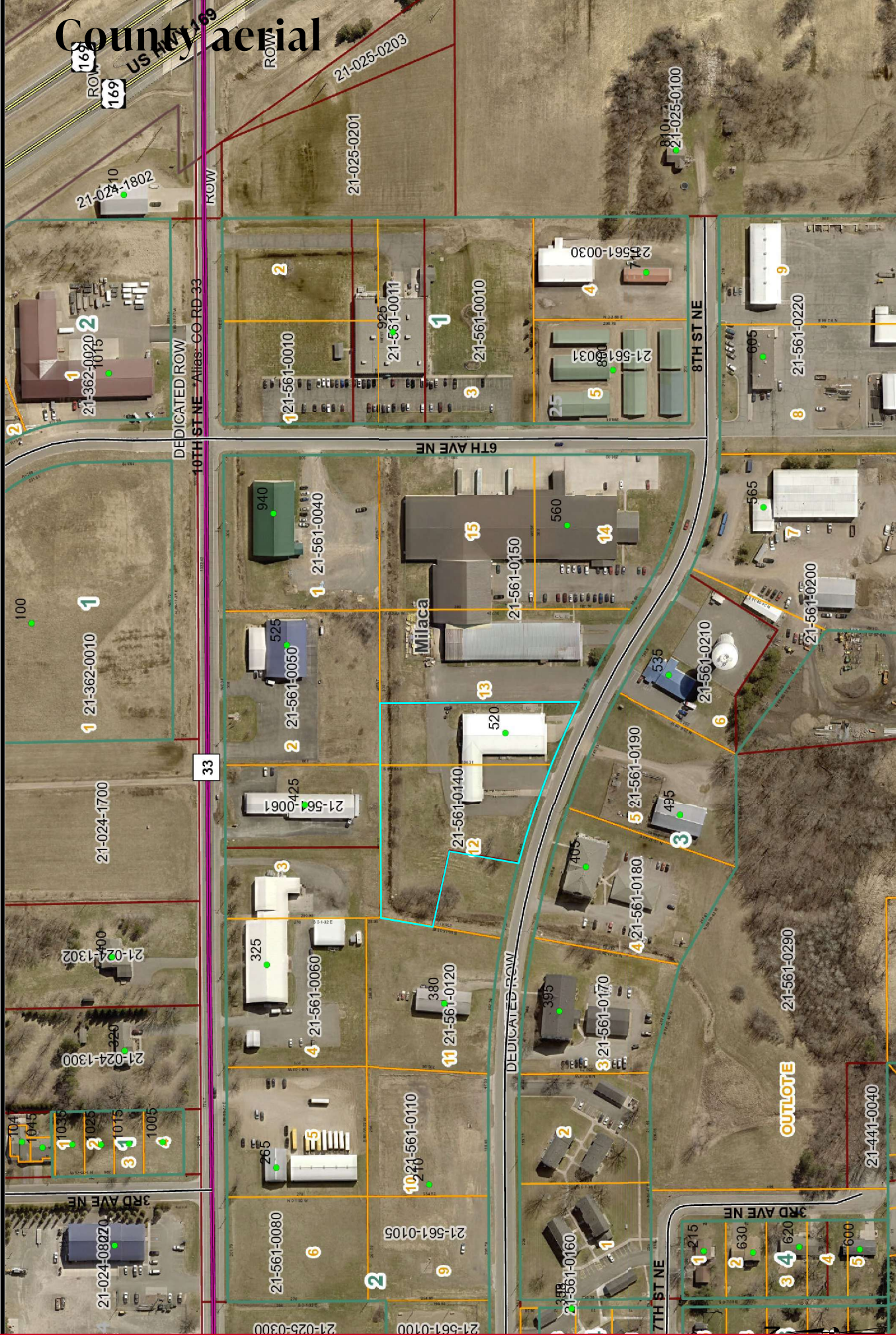
Price:	\$575,000
Building SF:	15,600 SF
Price / SF:	\$37 / SF
Lot Size:	2.55 Acres
Year Built:	1986
Clear Height:	10' - 14'
Power:	3 Phase, 1,200 Amp
Truck Door:	2
Yard:	room for expansion
Zoning:	Industrial
Grade level doors	1
Property taxes payable 2026	\$3,308

Property Photos



Property Photos





520 8th St NE, Milaca

These data are provided on "AS-IS" basis, without warranty of any type, expressed or implied, including not limited to any warranty to their performance, merchantability, or fitness for particular purpose.

Date: 7/8/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Survey of Parcel D 2.53 Acres

EXISTING PROPERTY
(FIG NO. 21-200-0140)

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PROPOSED PARCEL

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NOTES:

- A. The prohibition against use made no distinction as to whether the use was for recreational or commercial purposes. The use was for recreational purposes, and the prohibition against use made no distinction as to whether the use was for recreational or commercial purposes. The use was for recreational purposes, and the prohibition against use made no distinction as to whether the use was for recreational or commercial purposes.

EXISTING PROPERTY DESCRIPTIONS: (3.01 Acres)
(P.O. NO. 21-551-0140) - PER C.O. NO. A413275

Lot 12, Block 2, MALACA INDUSTRIAL PARK, Mike Linn County, Minnesota and that part of Lot 13, said Block 2, MALACA INDUSTRIAL PARK, that westerly of the dividing line described here. Commencing at the northeast corner of said Lot 13, Block 2, MALACA INDUSTRIAL PARK, thence westerly along the North line of said Lot 13, Block 2, MALACA INDUSTRIAL PARK, a distance of 111.81 feet to the point of beginning; thence South 10 degrees 00 minutes 55 seconds, a distance of 35.33 feet, more or less, to the point of intersection with the South line of said Lot 12, Block 2, MALACA INDUSTRIAL PARK; and said line then terminates.

PROPOSED PARCEL DESCRIPTION: (3.46 Acres)

That part of Lot 12, Block 2, MALACA INDUSTRIAL PARK, Mike Linn County, Minnesota described as follows:

Beginning at the Southwest corner of said Lot 12, thence North 10 degrees 04 minutes 55 seconds East, curved nearly along the West line of said Lot 12, a distance of 135.00 feet; thence South 77 degrees 30 minutes 30 seconds East, a distance of 100.25 feet; thence South 10 degrees 00 minutes 55 seconds West, parallel with said West line of said Lot 12, a distance of 135.00 feet to the South line of said Lot 12, thence Westerly a distance of 100.25 feet along said South line of said Lot 12, being a distance of 100.25 feet along said South line of said Lot 12, being a non-targeted curve concave to the Southwest, having a radius of 1723.27 feet, a central angle of 04 degrees 50 minutes 44 seconds, and a chord distance of 100.25 feet; thence North 77 degrees 30 minutes 30 seconds West, to the point of beginning.

PROPOSED PARCEL DESCRIPTION: (2.55 Acres)

That part of Lot 13, said Block 2, MALACA INDUSTRIAL PARK, that westerly of the dividing line described here. Commencing at the northeast corner of said Lot 13, Block 2, MALACA INDUSTRIAL PARK, thence westerly along the North line of said Lot 13, Block 2, MALACA INDUSTRIAL PARK, a distance of 111.81 feet to the point of beginning; thence South 10 degrees 00 minutes 55 seconds, a distance of 35.33 feet, more or less, to the point of intersection with the South line of said Lot 12, Block 2, MALACA INDUSTRIAL PARK; and said line then terminates.

AND

Lot 12, Block 2, MALACA INDUSTRIAL PARK, Mike Linn County, Minnesota

EXCERPT

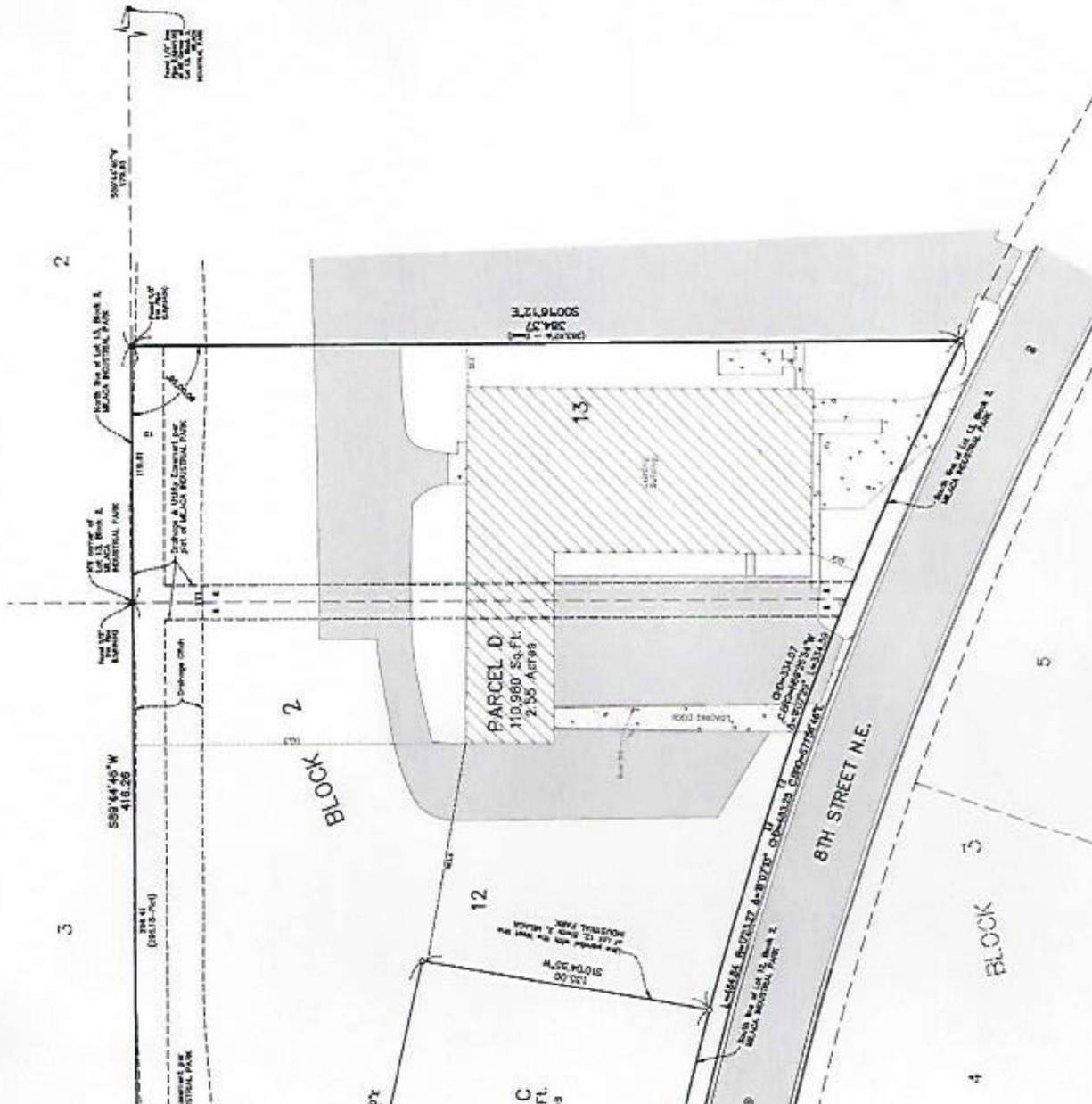
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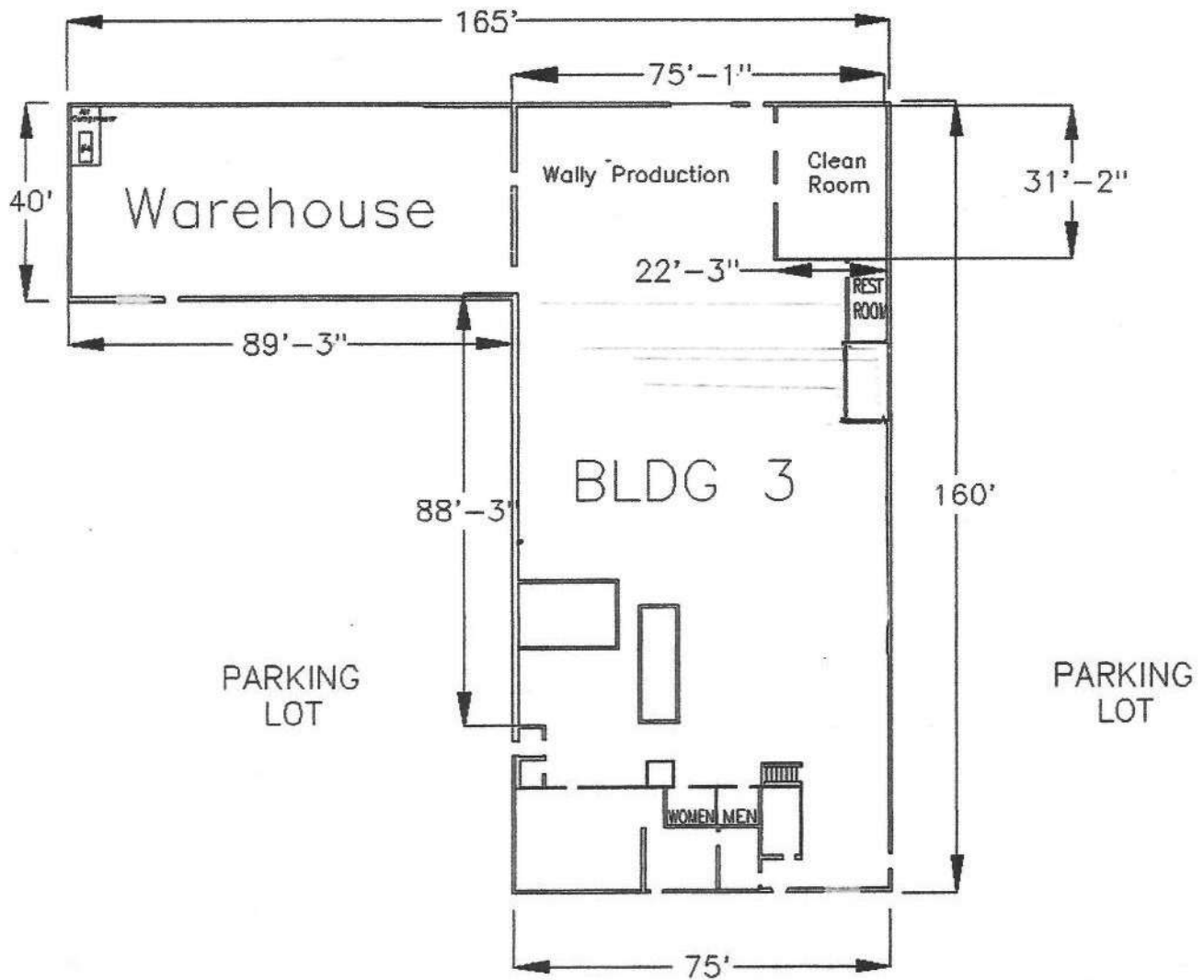


LEGEND

- - COORDS 861 127' x 114' FROM PPS
- - MARSH "MIS 12136"
- - COATED POND FOR MONUMENT
- - COATED COMMUNICATION POSTAL
- - COATED ELECTRIC POSTAL
- ◇ - COATED HYDRANT
- - CONCRETE SURFACE
- - COATED BITUMINOUS SURFACE

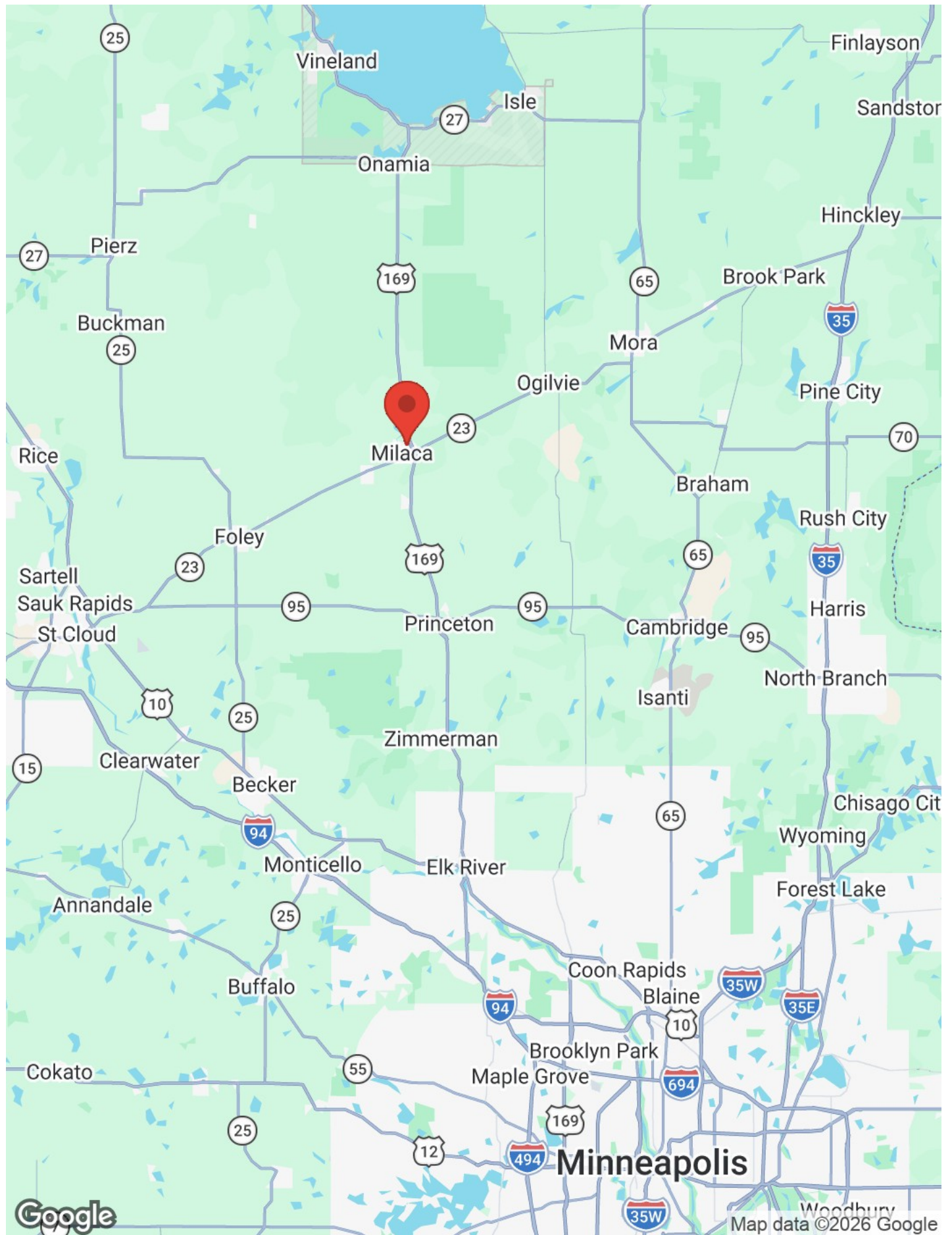
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Floor Plan

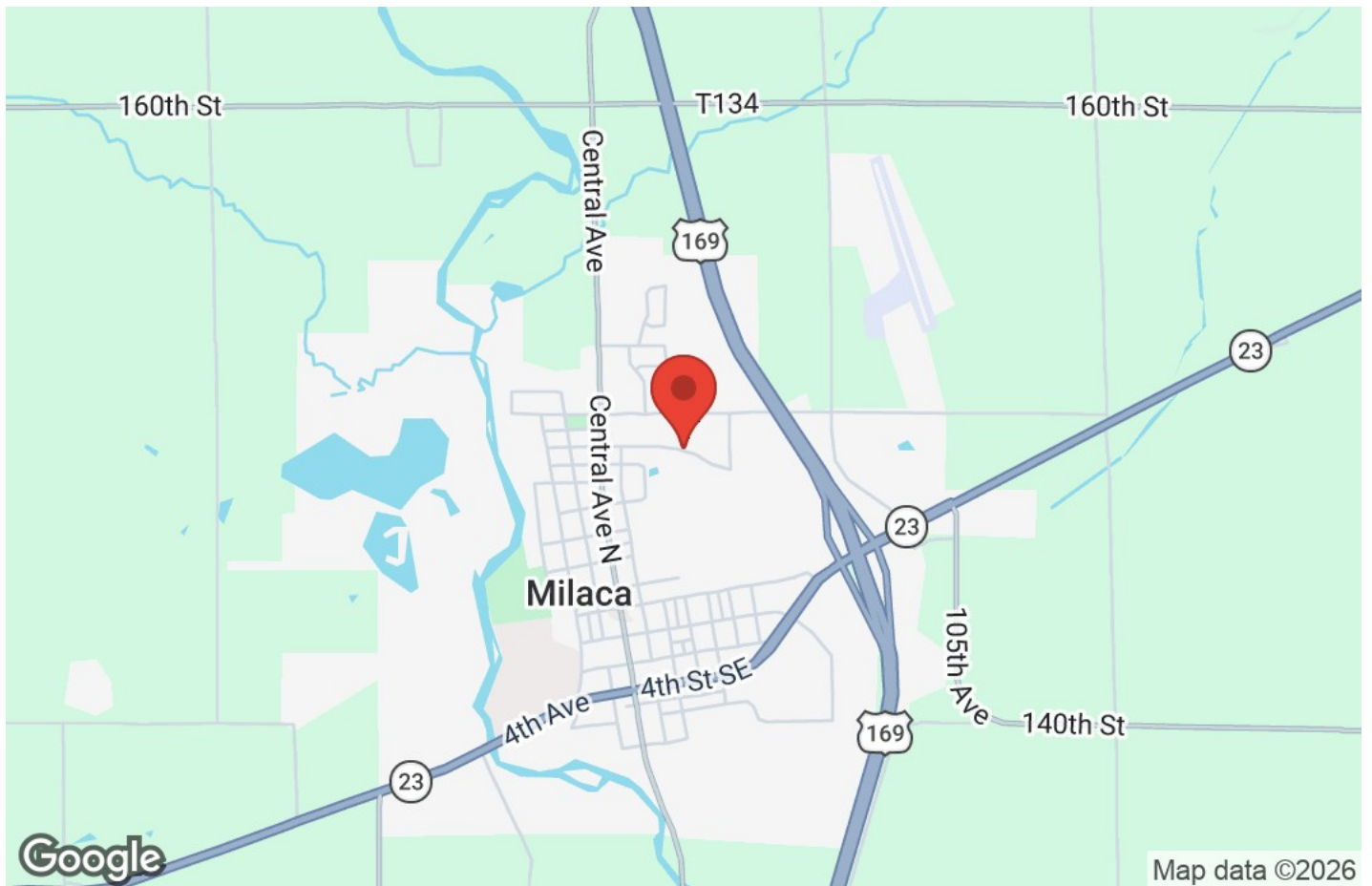
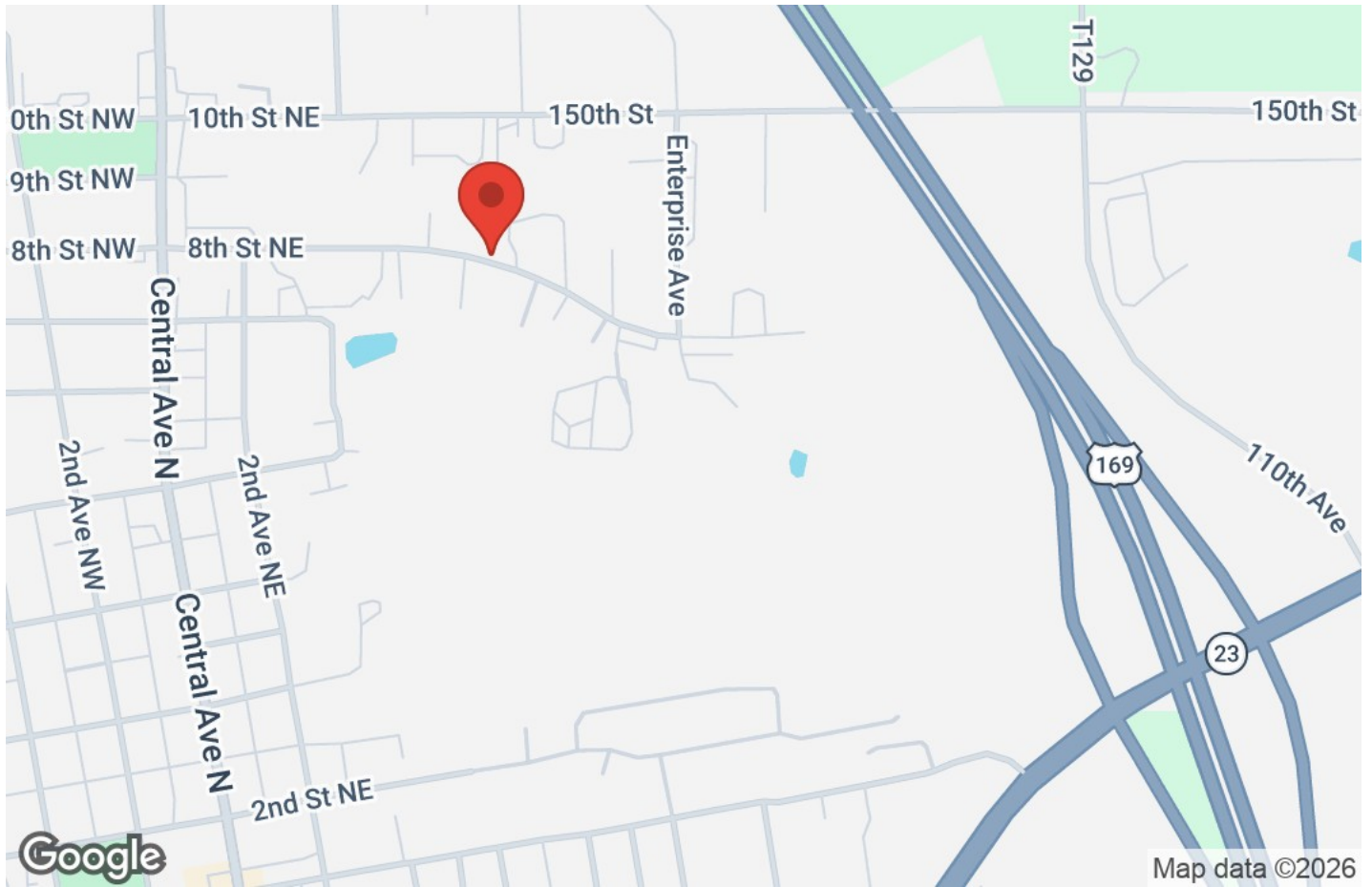


520 8th St NE
Milaca, MN 56353

Regional Map



Location Maps



BUSINESS MAP

940 6TH AVE NE



 Mille Lacs Health System Family Medicine Clinic, Chiropractic and Rehab - Milaca

Round Two Bar and Restaurant

El Jalisco #2

 Casey's

 Arrow Building Center

China Panda

 Thrifty White Pharmacy

FireHouse Bar & Grill

 United States Postal Service

 First National Bank of Milaca - Milaca Office

Milaca Police Department

 Hardee's

 Kwik Trip #1026

 Dairy Queen Grill & Chill

 Subway The Bee Caffè

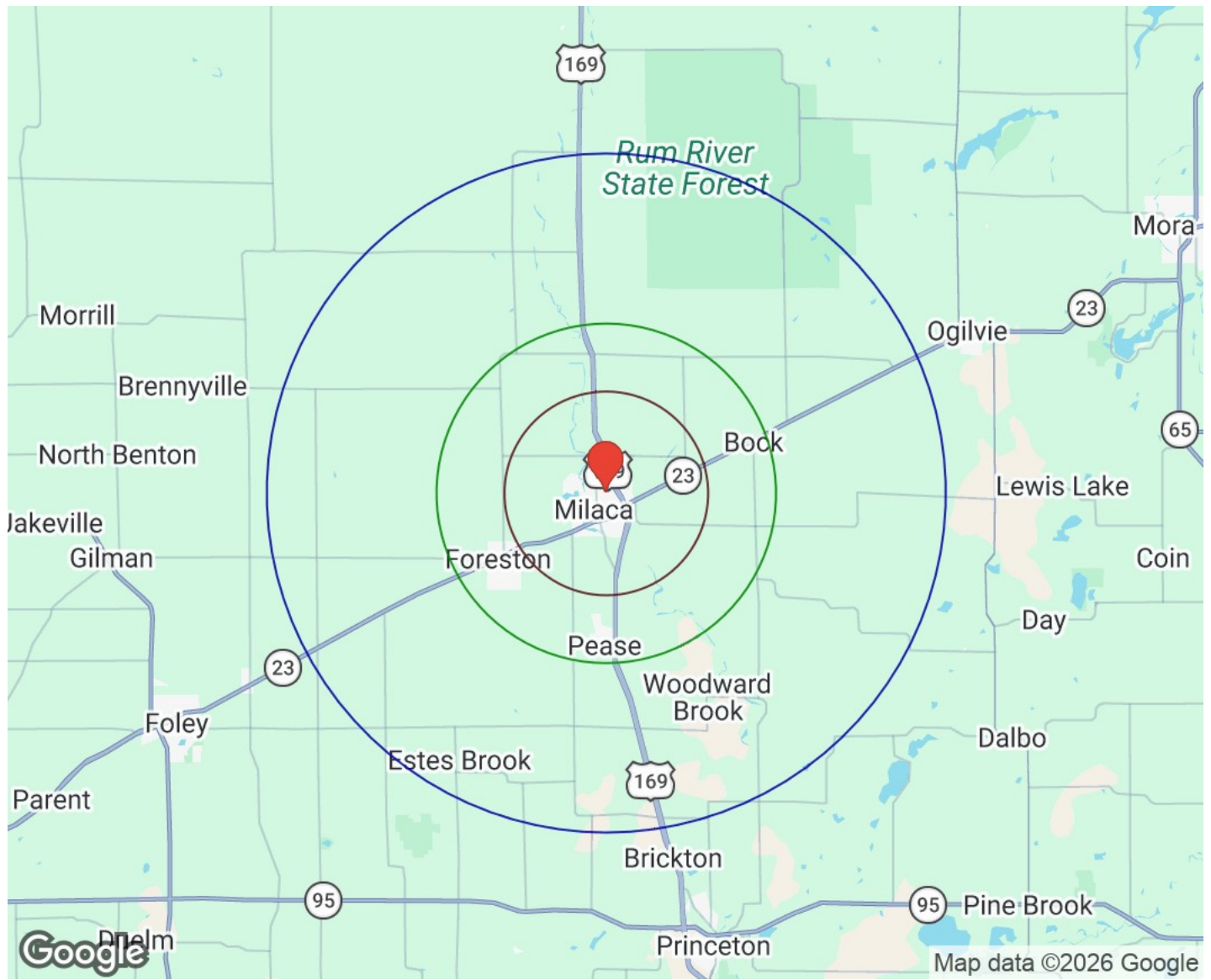
 Holiday Stationstores

 Mille Lacs County Sheriff's Office

 Holiday Stationstores

 Milaca Community Library

Demographics



Distance: ○ 3 Miles ○ 5 Miles ○ 10 Miles

Population	3 Miles	5 Miles	10 Miles
Male	2,219	3,880	7,297
Female	2,135	3,635	6,656
Total Population	4,354	7,515	13,953

Race / Ethnicity	3 Miles	5 Miles	10 Miles
White	3,921	6,774	12,714
Black	34	50	88
Am In/AK Nat	40	58	85
Hawaiian	2	2	3
Hispanic	85	162	287
Asian	37	66	131
Multiracial	213	367	589
Other	22	35	56

Housing	3 Miles	5 Miles	10 Miles
Total Units	2,091	3,369	6,018
Occupied	1,837	2,970	5,353
Owner Occupied	1,205	2,210	4,339
Renter Occupied	632	760	1,014
Vacant	254	399	665

Age	3 Miles	5 Miles	10 Miles
Ages 0 - 14	795	1,400	2,620
Ages 15 - 24	523	891	1,629
Ages 25 - 54	1,594	2,931	5,478
Ages 55 - 64	584	1,010	1,959
Ages 65+	858	1,283	2,268

Income	3 Miles	5 Miles	10 Miles
Median	\$63,277	\$76,201	\$86,352
Under \$15k	210	251	352
\$15k - \$25k	123	165	253
\$25k - \$35k	126	161	251
\$35k - \$50k	273	369	562
\$50k - \$75k	324	519	900
\$75k - \$100k	248	423	788
\$100k - \$150k	319	610	1,200
\$150k - \$200k	156	339	699
Over \$200k	57	134	347

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