



FOR SALE OR LEASE



2550 Mill Rd Grand Forks, ND

**70,000+ SQFT | ±14.7 Acres | I-2 Heavy Industrial
Sale - \$2.295mm | Lease - \$8,500 / month**

An uncommon opportunity for business owners, manufacturers, entrepreneurs, and operators looking for serious space. 2550 Mill Road offers over 70,000sqft of industrial and storage space on approximately 14.7 acres, with I-2 Heavy Industrial zoning providing flexibility for a wide range of potential uses.

Expand an existing operation, add manufacturing or production capacity, consolidate equipment and inventory, or take advantage of oversized indoor storage. The property's scale and unique configuration may also lend itself to more creative concepts including indoor auctions, equipment sales, indoor recreation, training facilities, and other large-format uses, subject to applicable approvals.

Recent improvements include new furnaces, LED lighting, overhead door upgrades, and newer roofing over a portion of the main building.

Advertised site area is approximate. Final boundaries will be determined in connection with a sale, and subdivision/replat may be required prior to closing.



72,762

SQFT

14.7

APPROX. ACRE SITE

I-2

ZONING

The facility combines a large open primary work area with substantial additional storage capacity, multiple access points, and recent property improvements.

±18,630 SF MAIN OPEN AREA

Large open area with heat and substantial clear-span operating space.

3 NEWER FURNACES

Three newer furnaces with venting serve the main portion of the facility.

9 OVERHEAD DOORS

Three newer overhead doors with six additional doors being updated.

NEW LED LIGHTING

Updated LED lighting throughout the north/main area of the building.

ROOF IMPROVEMENTS

Newer roof over the center/main north portion of the facility.
Other roof sections are older.

ADDITIONAL STORAGE

Substantial additional storage areas provide capacity for equipment, materials, inventory, or other operational needs.

PLUMBING ON SITE

Plumbing is available at the property; however, there is currently no restroom within the facility.

Portions of the building reflect its former agricultural/potato-storage configuration and may require modification depending on the intended use.







PRESENTED BY

Oxford Realty

Eric Muus

Associate Broker

eric@oxfordrealtynd.com

Grand Forks, ND

