



COMMERCIAL REALTY SOLUTIONS

**For Sale
Industrial
Storage**



St. Michael

Industrial Storage/Car Condo

Sales Price: 1,353/sf \$285,000

Sales Price: 2,447/sf \$525,000

Building Size: 30,548/sf

5000 Odessa Ave NE, St. Michael, MN 55376

Sheila Zachman, Broker
763.244.0600
SZachman@crs-mn.com



PROPERTY LOCATION

- * North of I-94
- * Easy I-94 Access
- * West of Highway 36
- * Businesses in the Area Include:
 Transwest Trucks, Fox Hollow Golf Course, Kwik Trip,
 St. Michael Cinema, Lil Explorers Childcare Center,
 New Horizon Academy, Rachel Contracting and more...

TRAFFIC COUNTS - 2025

- * I-94 - 73,128 VPD
- * 45th Street - 10,355 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

5000 Odessa Ave NE, St. Michael, MN

Sales Price

\$285,000 - D-11 1,353/sf

\$525,000 - D-13 2,447/sf

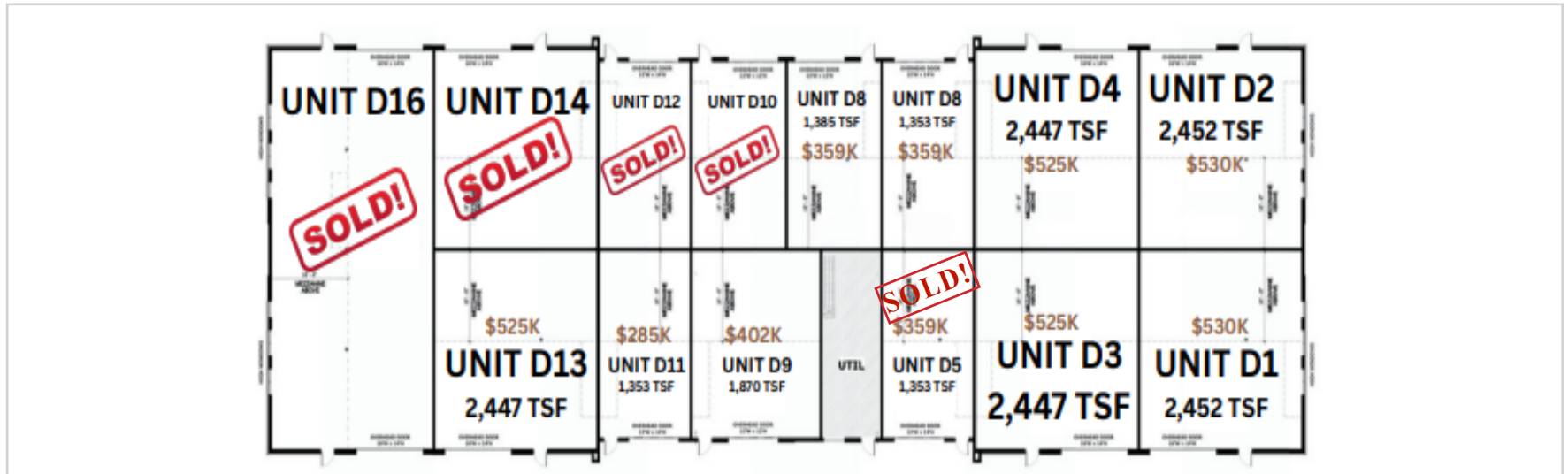
Building Size	30,548/sf
Space Available	D-11 1,353/sf (1-floor w/partial mezz.) D-13 2,447/sf (1-floor w/partial mezz.)
County	Wright
PID/Taxes	D-11, 114-426-000411 2026 \$1,080.00 D-13, 114-426-000413 2026 \$2,196.00
Zoned	I-1 Industrial
Tenants	Multi-Tenant Building
Year Built	2024
Parking	3-4 Spaces



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

The site plan illustrates the proposed development at 10000 104th Avenue. The plan includes several buildings, labeled BUILDING A through BUILDING H, and a parking lot. The site is surrounded by wetlands and ponds. A wetland buffer is shown along the wetland areas. The plan also shows the location of the proposed development relative to the 104th Avenue and 100th Avenue. A legend in the top right corner identifies the various features: BUILDING (white), WETLAND (green), POND (blue), WETLAND BUFFER (light green), and WETLAND (dark green). The plan also shows the location of the proposed development relative to the 104th Avenue and 100th Avenue.

- * In-Floor Heat
- * 100 Amp Panel
- * Gas Boiler
- * Floor Drain at Boiler
- * One (1) 12' x 14' Overhead Door (Unit D-11)
- * One (1) 16' x 14' Overhead Door (Unit D-13)
- * Clear Height 18'
- * Wet Interior Sprinkler System
- * 18' Precast Mezzanine
- * Insulated Exterior Wall
- * Power to Unit
- * Plumbing to Unit
- * Internet Conduit to Unit
- * Access to Security Camera



Industrial Storage | 4

BUILDING D



Standard Unit with Dirt Floor and Rough-ins



Basic Finishes



Basic Finishes



Basic Finishes

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

POTENTIAL UPGRADED FINISHES



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.