



COMMERCIAL REALTY SOLUTIONS

For Lease  
Industrial



# ALBERTVILLE

## Industrial

**Lease Rate: \$2,600.00/Month Gross**

Building Size: 1,000/sf

6737 Labeaux Ave NE, Albertville, MN 55301

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## PROPERTY LOCATION

- \* North of I-94
- \* West of Labeaux
- \* Businesses in the Area:

T&J Construction, Burn Bootcamp, Omann Brothers, Albertville Premium Outlet Mall, Scherer Brothers, D' Michael B's Bar & Grill, Welcome Furniture, Kwik Trip Country Inn & Suites and more.

### TRAFFIC COUNTS - 2025

- \* I-94 - 54,527 VPD
- \* Labeaux Ave- 19,999 VPD



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# PROPERTY OVERVIEW

6737 Labeaux Ave NE, Albertville, MN

Lease Rate

\$2,600.00/Month Gross

Building Size	1,000/sf
County	Wright
PID	101-500-351-402
2026 Taxes	\$21,984.00
Zoned	B-2A, Special Business
Year Built	1973
Floors	One (1)



## BUILDING INFORMATION

- \* 1,000/sf Available
- \* One (1) Overhead Door and One (1) Service Door, North Side of Building
- \* Shared Restroom
- \* No Office
- \* Unit Heater
- \* Minimal Outdoor Parking

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# INTERIOR



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# EXTERIOR



## BUILDING INFORMATION

- \* HVAC: Unit Heater
- \* One (1) 10' x 12' Overhead Door
- \* Clear Height: 12'
- \* Interior Sprinkler: Yes (Wet)
- \* Parking Spaces: Four (4)



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