

CLEARWATER

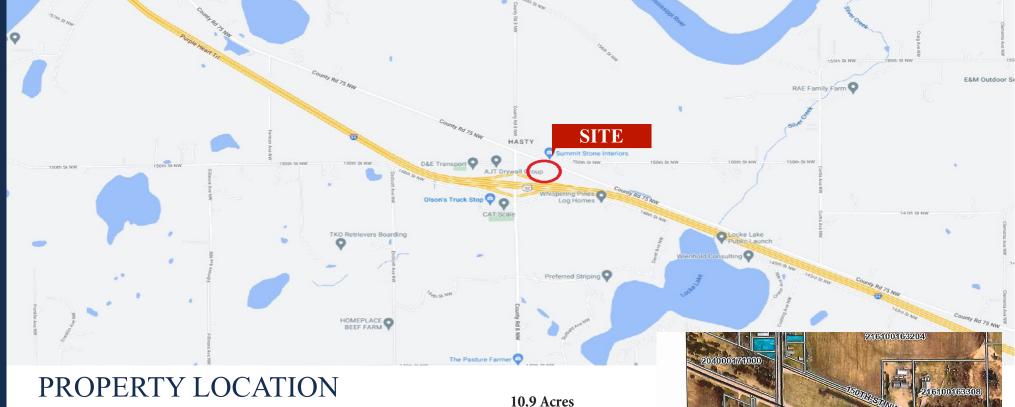
COMMERCIAL LAND/BUILDING

Sale Price: \$1,500,000.00

11.27 Acres (Building Size: 2,820/sf)

15007 County Road 75 NW, Clearwater, MN 55320

Sheila Zachman, Broker 763.244.0600 SZachman@Crs-Mn.com



- * North of I-94
- * South of County Road 75
- * Easy Access to Interstate & County Road

TRAFFIC COUNTS - 2024

* I-94 - 43,900 VPD * County Road 75 - 2,750 VPD

Businesses in the Area:

T.O. Plastics, Defined Logistic Solutions, S-Kargo, Halvor Lines, Kwik Trip, JW Outdoor Construction, TL Diversified and more.



PROPERTY OVERVIEW

Sale Price \$1,500,000.00

Lot Size 10.9 + .37 Acres

Building Size 2,820/sf

Built 1997/1998

Wright County 216-100-212202 (10.9 Acres)

216-100-163303 (.37 Acres)

2025 Taxes \$11,312.00 Assessments \$60.00

\$178.00

Zoned Highway Commercial

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.





BUILDING OVERVIEW

Office

768/sf (3 Offices, Reception Area and Restrooms)

Warehouse/Shop

2,052/sf

HVAC

Office (Heat & A/C)

Warehouse/Shop (Heat Only)

Electrical

240 volt

Other

Building has Well & Septic

Alarm System

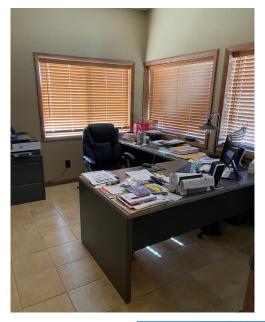
Clear Height

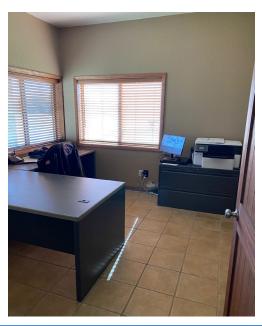
15'

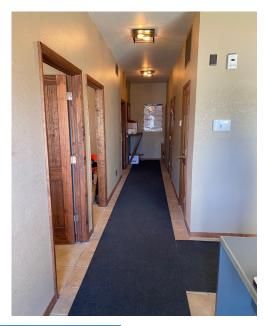
Overhead Doors

(4) 14' x 10' Overhead Doors (Drive-Thru)

INTERIOR/EXTERIOR









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