



COMMERCIAL REALTY SOLUTIONS

**For Lease
Industrial Property**



DELANO

Small Bay Industrial Property

Lease Rate: \$10.00/psf NNN

Multiple Suites Available: 1,155/sf to 2,887/sf

4306 Highway 12, Delano, MN 55328

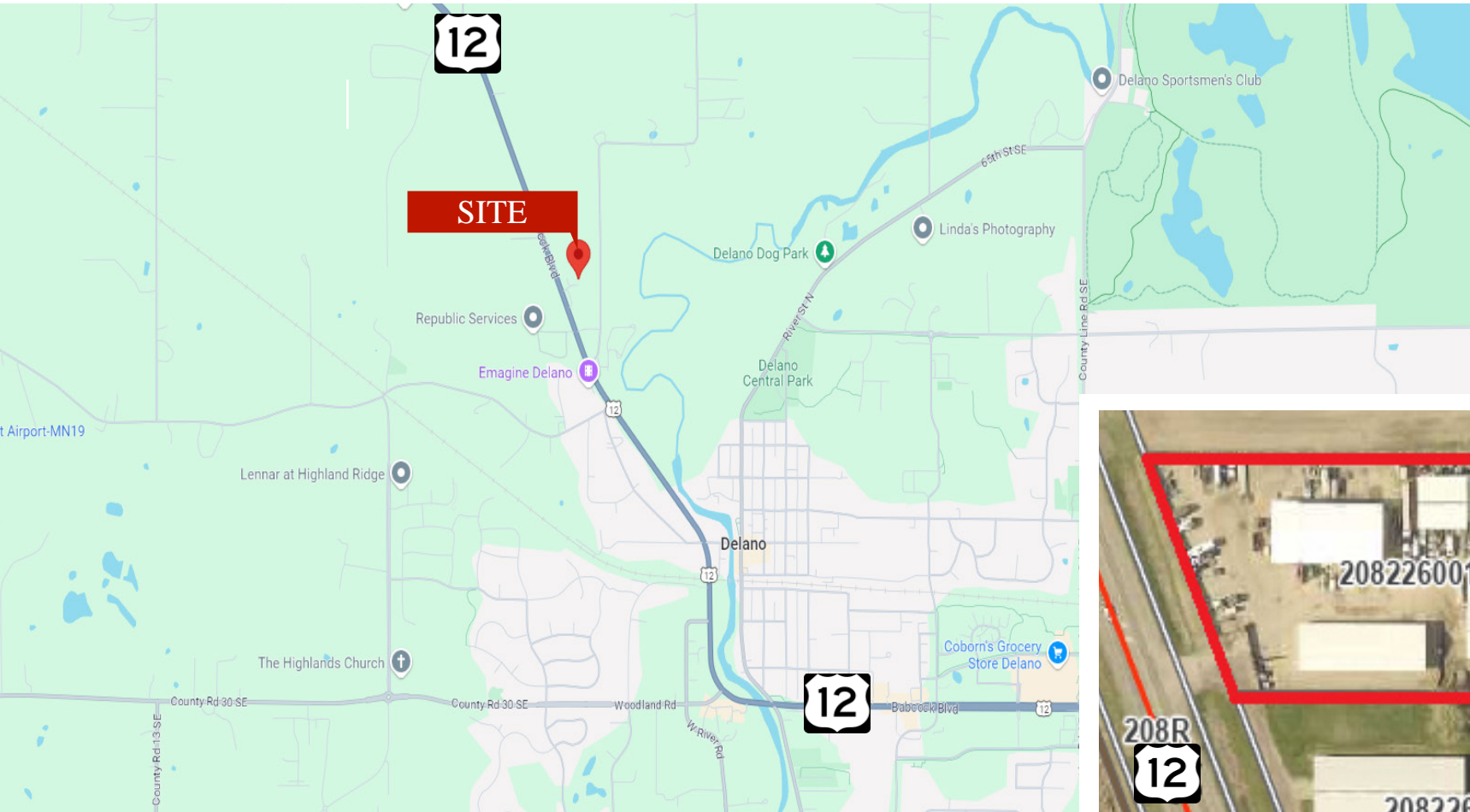
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- ◆ Easy Access to Hwy 12
- ◆ North Side of Delano
- ◆ 7 Miles S of Hwy 55
- ◆ 18 Miles West of I-94

TRAFFIC COUNTS - 2024

* Hwy 12 - 14,790 VPD



Businesses in the Area:

Foster Bros Marine, TKG Automotive, Emagine Delano, Republic Services, American Legion, Brinkman's Trailers, Peppermint Twist Drive-In, Delano Power Plant, and more.

PROPERTY OVERVIEW

Lease Rate

\$10.00/psf NNN

Lot Size	3.21 Acres
County	Wright
PID	208.226.001010
2025 Taxes	\$34,395.00 Assessments \$245.00
Zoned	TA Transition Area - Township
Tenant	Multi Tenant Building
Parking	Varies
Electrical	200 Amp Service

PROPERTY OVERVIEW

Suite A-1 1,690/sf

- * Clear Height: 9'8"
- * Overhead Door: 9' x 9'
- * Heat: Radiant

Suite A-2 1,155/sf

- * Clear Height: 13'10"
- * Overhead Door: 14' x 13'
- * Heat: Radiant

Suite A-4 2,887/sf

- * Clear Height: 13'10"
- * Overhead Doors: (2) 12' x 13', (1) 14' x 13'
- * Heat: Radiant

Suite C-1 1,434/sf - **LEASED**

- * Clear Height: 14'6"
- * Overhead Door: 12' x 14'
- * Heat: Radiant

Suite C-2 1,434/sf - **LEASED**

- * Clear Height: 14'6"
- * Overhead Door: 12' x 14'
- * Heat: Radiant

AVAILABLE IMMEDIATELY

SITE PLAN



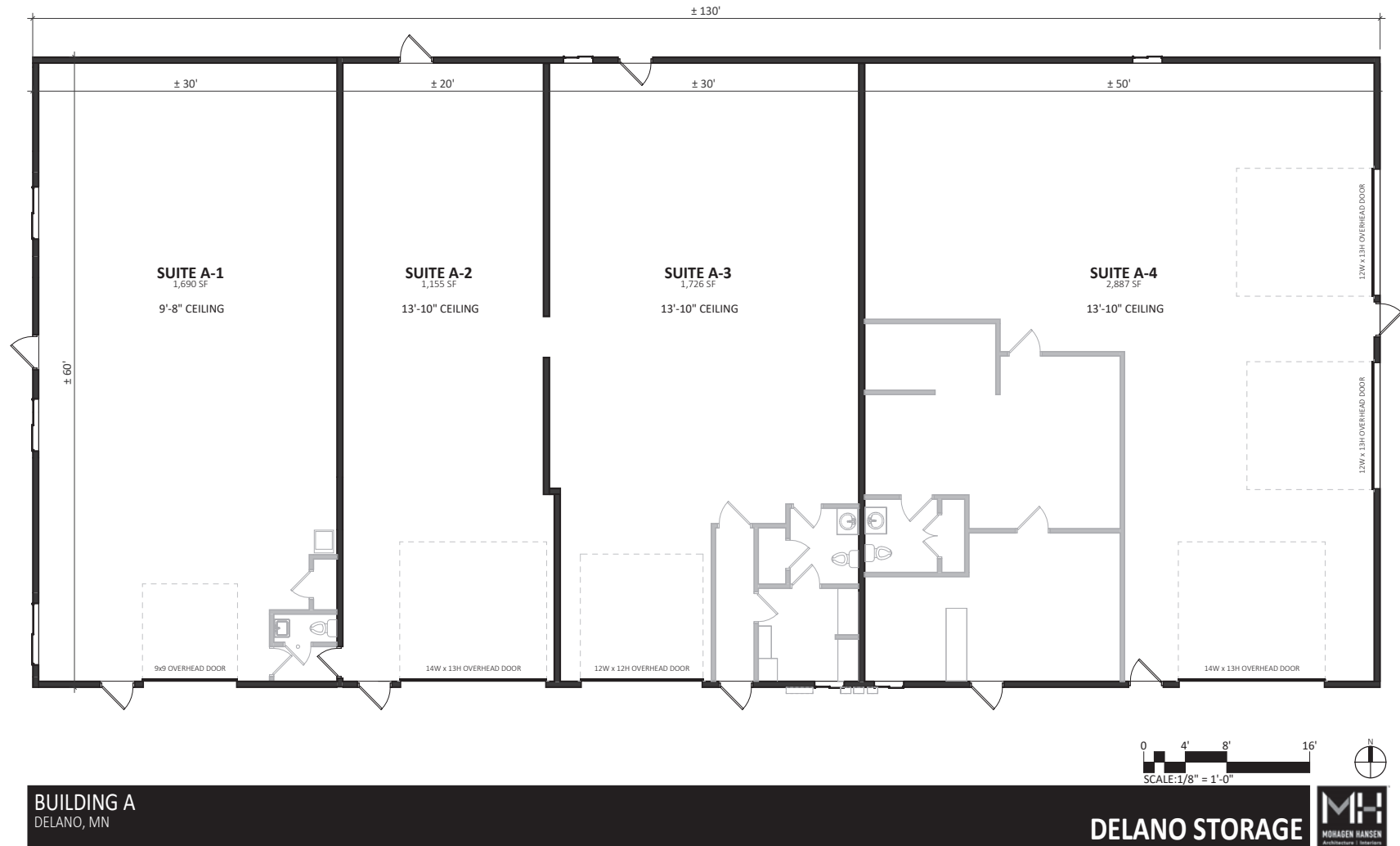
SITE PLAN
DELANO, MN

DELANO STORAGE



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.

SITE PLAN - Suite A1 thru A4



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EXTERIOR



* Suites A1 - A4

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