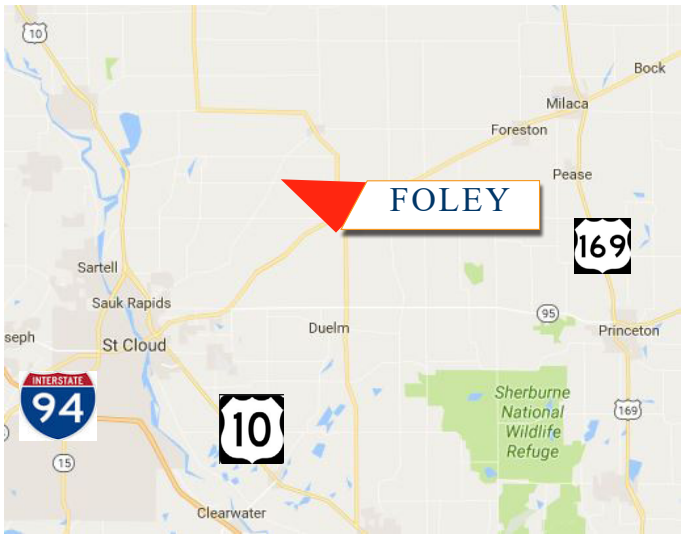
COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial Building
120 3rd Avenue W., Foley, MN 55362

AVAILABLE:
Warehouse 2,050/sf

PROPERTY INFORMATION

* Lease Rate: **$4.00**/psf Warehouse
  $7.50/psf Office & Warehouse
* Operating Expenses $2.20/sf
* 93,218/sf Industrial Land
* Building is 9,600/sf
  Office 1,000/sf (approx.)
  Warehouse 8,600/sf
* Benton County PID 13-0069100
* 2021 Taxes $12,278.00 + $400.00 Assessments
* Zoned: Industrial
* Businesses in the Area Include:
  Murphy Chevrolet, Coborn's, Falcon National Bank, SuperAmerica, McDonald's, Snap Fitness, Foley Lumber, Tri-County Insurance and more . . .



Contact:
ERIC O'BRIEN
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EObrien@crs-mn.com

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PROPERTY INFORMATION

* Located 1 Block South of Highway 23
* Only 20 Miles from I-94
* Located in the Foley Industrial Park

TRAFFIC COUNTS - 2019

* Highway 23 - 9,100 VPD
* Highway 25 - 3,750 VPD

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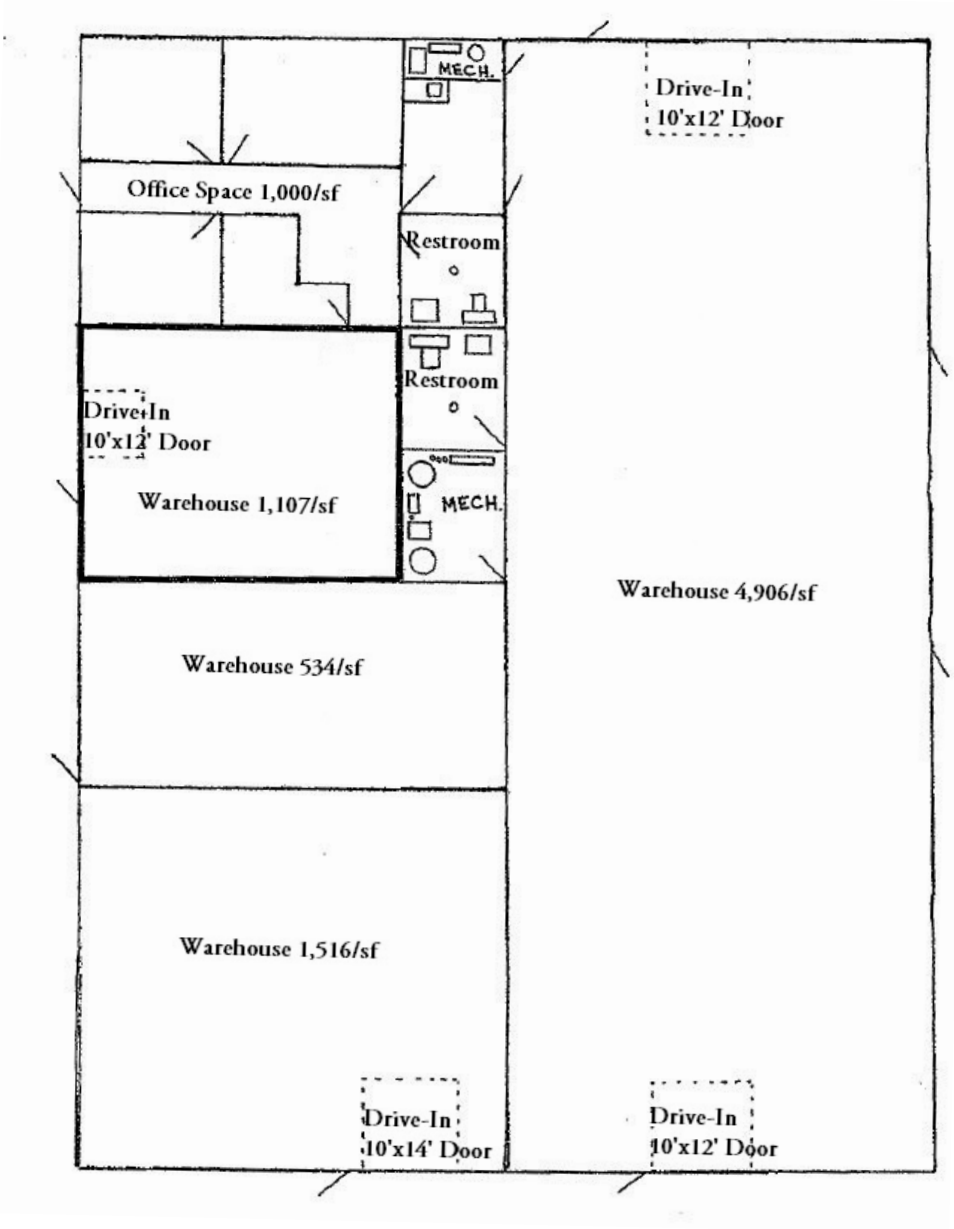
Floor Plan



PROPERTY INFORMATION

* (4) Drive-In Doors
  (1) 10' x 14' O.H.
  (3) 8' x 12' O.H.
* Clear Height 18'
* Layout allows for single or multi-tenant building
* Office has A/C
* Electrical 480 Step up 100 Amp
* 3-Phase Electric
* Zoned In-Floor Heat
* Built in 2006
* 18 Parking Spaces
* Foam Insulated Walls
* (2) Restrooms (Functioning)
* (2) Rough-Ins for Restrooms

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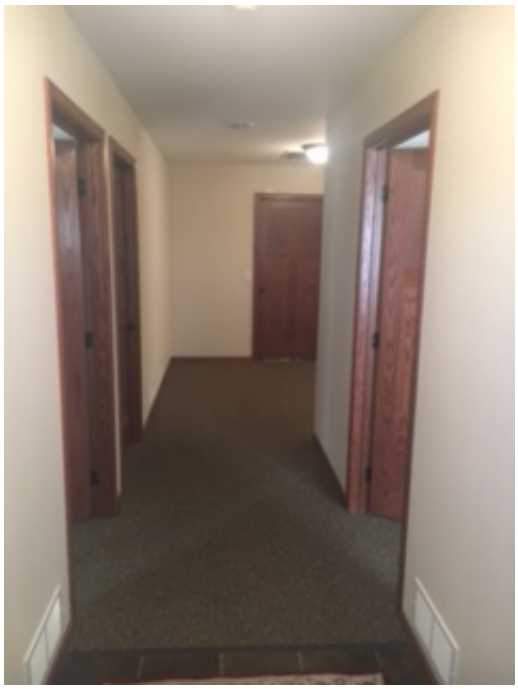

Nice Finishes!

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Great Industrial Building

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