

Food Processing Plant

304 Armstrong Blvd. N | St. James, MN | US | Watonwan County
Available SF: 61,000 | Lease Rate: \$4,000 | Lease Terms: Triple Net | Sale
Price: \$499,500



Building Type:	Industrial
Available SF:	61,000
Total SF:	61,000
Number of Stories:	Multiple
Zoning:	Industrial
Site Size:	6.6 Acres
Year Built:	1950 & 1990 expansion
Former Use:	Tony Downs Food Processing
Specialty Features:	Cold Storage,Food Grade,Freezer/Cooler
Within City Limits:	Yes
Construction Type:	Concrete Block
Sale Price:	\$499,500
Sale Price Note:	499,500
Lease Rate:	\$4,000
Lease Terms:	Triple Net
Last Updated:	Oct 25, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

Former Tony Downs Food Processing Plant, large office area, bathrooms, etc. Owner would consider lease, sale or would operate or co-pack for a potential new company.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Highway 60 (1.5 mi.)
Nearest Interstate: I-169
Nearest Airport: St. James Municipal Airport (5.00 mi.)
Nearest Commercial Airport: St. James Municipal Airport (5.0 mi.)
Rail Served: Possible
Rail Served By: Unknown, Union Pacific Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: No

Utilities

Natural Gas: CenterPoint Energy
Water: City of St. James
Sewer: City of St. James

Property Images







