

50,000 SF Warehouse or Showroom
310 34th Avenue W | Alexandria, MN | US | Douglas County
Available SF: 49,455 | Lease Terms: Negotiable | Sale Price: \$2,000,000

Building Type:	Retail, Warehouse & Distribution
Available SF:	49,455
Total SF:	49,455
Number of Stories:	1
Zoning:	Business District
Site Size:	5.5 Acres
Year Built:	1977
Former Use:	Conlin's Furniture
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Metal or Steel
Sale Price:	\$2,000,000
Lease Terms:	Negotiable
Lease Rate Note:	Call for Pricing
Last Updated:	Nov 13, 2023

Realtor/Owner Contact

Kyle Ferderer
(612) 709-7950 | kyle.ferderer@cbre.com

Property and Area Description

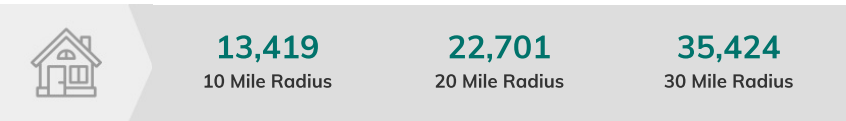
CBRE would like to present this 49,455 SF steel-frame building located in Alexandria, MN. The property sits on 5.5 acres of land with 58,000 SF of exterior concrete paving, has 3 dock doors with levelers and an overhead door, and full retail lighting, sprinklers, & HVAC throughout. The owner is willing to execute a short-term sale/leaseback option.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown