



RICE
REAL ESTATE
SERVICES

**INDUSTRIAL
FOR SALE**

Light Manufacturing - 100% Leased

24743 CO RD 75 | St. Augusta, MN 56301
7,901 SF — 0.81 Acres

\$700,000 or \$88 PSF



Property Location:

Property is situated along County Road 75 in St. Augusta, conveniently located ½ mile south of I94. Ideal location for a distribution company within close proximity and easy access to I94.

Property Location:

7,901 SQFT	1 Dock Door
2,000 SQFT Retail	1 - 14 FT Overhead Door
5,161 SQFT Warehouse	20 FT Clear Height

Property Description:

Building is 100% leased to Wheelco. Build was built to suit for Wheelco in 2007. Building is stick framed construction and is situated on 0.81 acres of land. Wheelco has a NN lease in place until 10/31/2023, which landlord responsible for paying insurance. Net Rent is \$3,715.00/month. Great opportunity for an owner user that can take the space if Wheelco vacates.



FOR MORE INFO: RICEPROPERTIES.COM | 320.291.9297

CONTACT:

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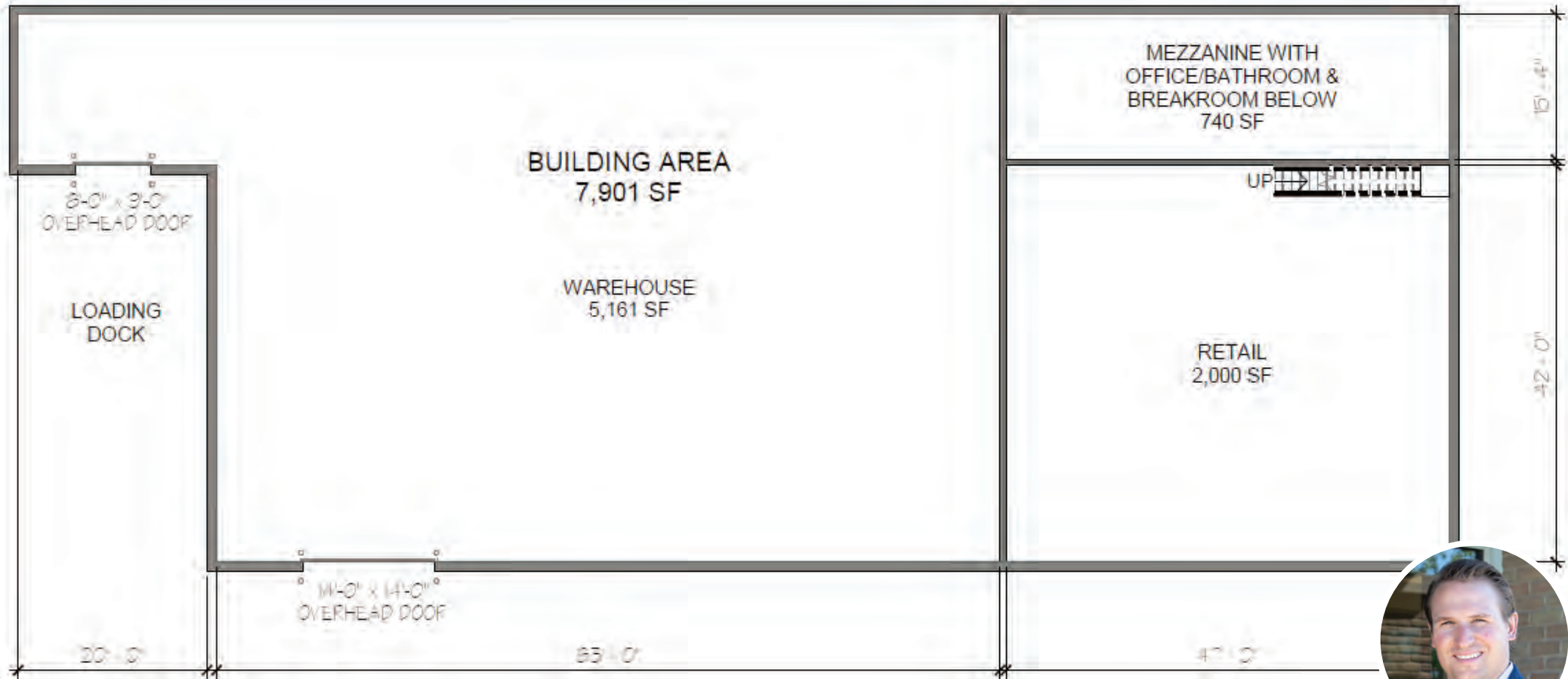
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