



MLS 6335200 Commercial

\$6

1801 Mill Avenue
Brainerd MN 56401

Waterfront: Mississippi River

Status: Active

Description:

Lease space available in this industrial complex in an excellent location in the heart of central Minnesota. This large industrial property features a loading dock and heated secured storage. Industrial space #1 - approx. 40,000 SF in size, lease for \$6.00 per SF plus \$1.00 per SF CAM. All figures are based on a 5 year minimum lease.

Additional Details:

| | |
|------------------------|--------------------|
| Year Built | 1958 |
| Lot Acres | 75.49 |
| Lot Dimensions | 2394 x 2864 x 4085 |
| Garage Stalls | 10 |
| School District | 181 |
| Taxes | \$77,405 |
| Taxes with Assessments | \$77,430 |
| Tax Year | 2025 |

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Forced Air

Driving Directions:

From the intersection of Washington Street NE and 8th Avenue NE in Brainerd, go north to Mill Avenue and follow to the Brainerd Industrial Center (fire#1801) on the left side of the road before the river.



Listed By:
Larson Group Real Estate/Kelle

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



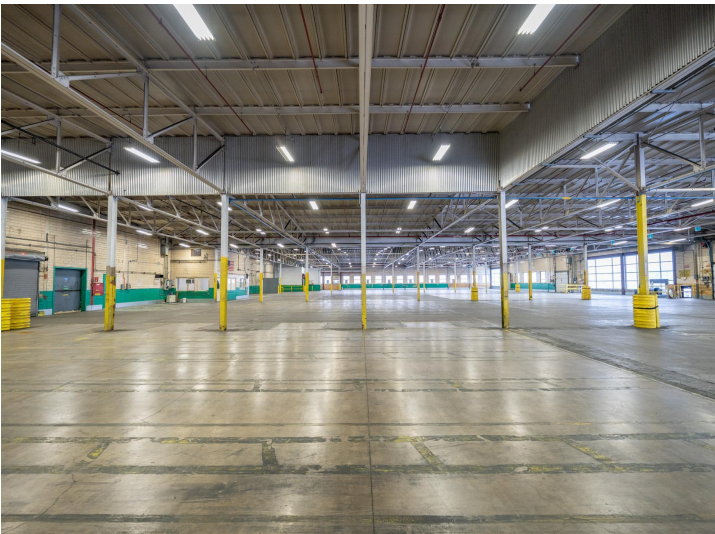
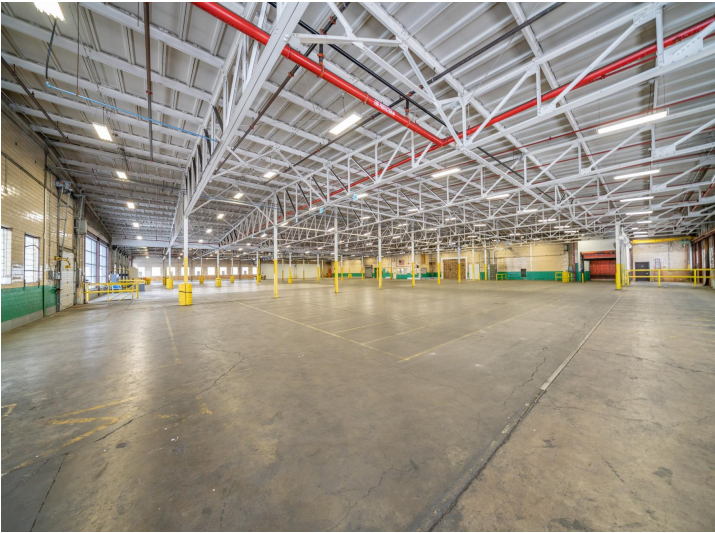
\$6
 MLS 6335200 Commercial
 1801 Mill Avenue
 Brainerd MN 56401



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$6
 MLS 6335200 Commercial
 1801 Mill Avenue
 Brainerd MN 56401



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax: 218-237-3377



\$6
 MLS 6335200 Commercial
 1801 Mill Avenue
 Brainerd MN 56401



website: www.AffinityRealEstate.com | email: info@affinityrealestate.com | office: 218-237-3333 | fax:218-237-3377



\$6
MLS 6335200 Commercial
1801 Mill Avenue
Brainerd MN 56401