



MLS 6453214 Commercial

**\$4,000**

944 Industrial Park Drive  
Bemidji MN 56601

Status: Hold

**Description:**

6000sf of warehouse/shop space in the heart of Bemidji's Industrial Park. 640sf of office space included with mezzanine storage above. Building set up with three 18' wide x 16' high overhead doors. Radiant heat in the warehouse/shop space, forced air in the office. Property is completely encompassed by security fencing with remote controlled gates. With just over 3.75 acres of land and a 24x60 lean to for cold storage, the property is ready for your business. Leased on a NNN basis at \$4000.00/month.

**Additional Details:**

Year Built	1995
Lot Acres	3.52
Lot Dimensions	400x400
Garage Stalls	3
School District	31
Taxes	\$6,774
Taxes with Assessments	\$6,774
Tax Year	2025

**Additional Features:**

**Fuel:** Natural Gas **Garage:** 3 **Heat:** Forced Air, Radiant **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

**Driving Directions:**

South Washington Avenue, Left on Industrial Park Drive SE to property on right.



Listed By:  
Lake-N-Woods Realty

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