



MLS 6708654 Commercial

\$2,200,000

1001 Naylor Drive
Bemidji MN 56601

Status: Active

Description:

Updated and well-maintained building, 20,000 square feet with a mezzanine of 500 square feet. Built in 2001. Current features include: front offices and conference room and lunchroom, large production area for packaging, high ceilings in back with a loading dock and 4 overhead doors for shipping and receiving. The building is located in Bemidji Industrial Park on a 3+ acre lot. There are 37 designated paved parking spots with several electrical plugins and additional parking in the back. The 2 parcels are zoned I-1 (light industrial). Convenient access to major highways (Hwy 71 and Hwy 2) and also close to Fed Ex and UPS.

Potential uses to include: Manufacturing, assembly and packaging.

Distribution /wholesale center.

Climate controlled storage facility.

Service Center, Professional sales offices, marketing call center.

Multi tenant space.

There is room for expansion.

This versatile commercial property would be attractive to a range of businesses and investors.

See feature sheet for additional information.

Additional Details:

Year Built	2001
Lot Acres	3.18
Lot Dimensions	443x382x270x308
School District	31
Taxes	\$19,438
Taxes with Assessments	\$19,438
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Boiler, Radiant Floor

Driving Directions:

South on Washington Ave, left on Mahnomon Dr (into the Industrial Park) and right on Naylor Dr. Call Affinity Real Estate for more information. 218-237-3333 info@affinityrealestate.com



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Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



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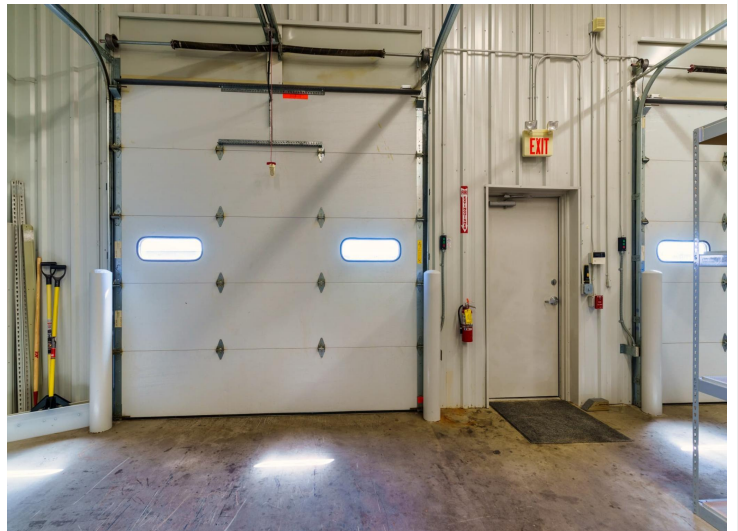
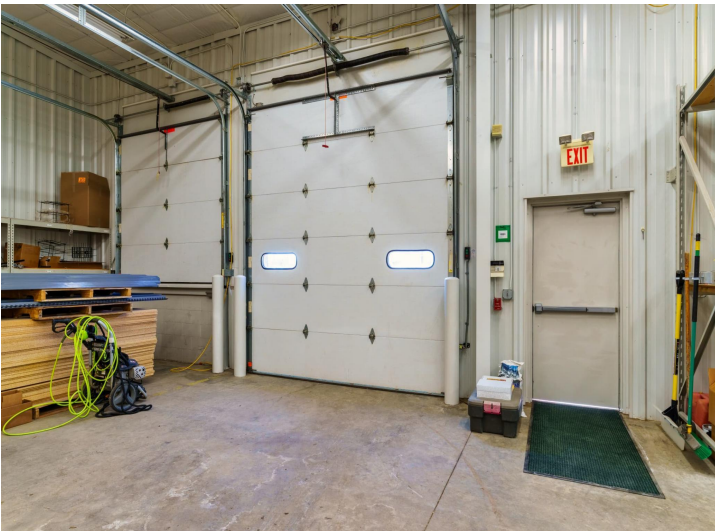
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