



MLS 6731673 Commercial

\$3

(1 North) 1320 Northern Pacific Road Brainerd MN 56401

Status: Active

## **Description:**

Lease space available in popular Northern Pacific Center! Located right in the in the heart of central Minnesota, this large industrial property features 13,500 square feet of space with an overhead garage door (10' wide x 17'2 high) and a ceiling height of 19'8. Heat, city sewer and city water are available. Lease for \$3.00 per SF plus \$1.00 per SF CAM, based on a 5-year minimum lease.

## **Additional Details:**

Year Built 1881 Lot Acres 45.81

Lot Dimensions 687 x 3000 x 700 x 2930 x Irr

Garage Stalls 10
School District 181
Taxes \$26,481
Taxes with Assessments \$26,506
Tax Year 2025

## **Additional Features:**

Fuel: Natural Gas Heat: None

## **Driving Directions:**

From the intersection of Mill Avenue and Highway 210 in Brainerd, go west on Highway 210, then turn left (south) on County Road 45 (13th St. SE). Turn left onto Northern Pacific Road and follow to 1320.



Listed By: Larson Group Real Estate/Kelle

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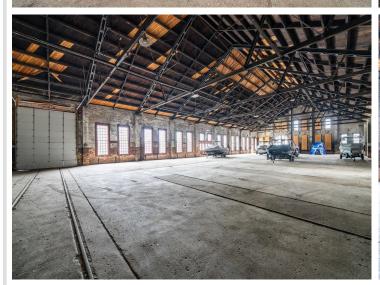
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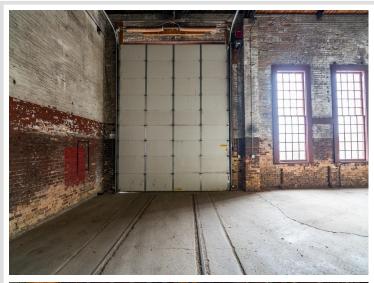


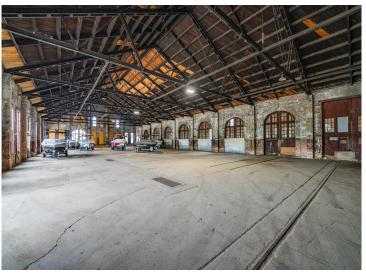


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