MLS 7127555 Commercial

$1,100,000

16658 11th Street
Little Falls MN 56345

Status: Active

Description:

Rare opportunity to acquire a well-maintained, high-clearance industrial manufacturing facility on approximately 2.7 acres in the Little Falls North Bluff Business Park. Built in 2005, this steel-framed and steel-sided property offers excellent visibility from Highway 371, convenient access to Highways 10 and 371, substantial manufacturing infrastructure, loading capabilities, office space, and a large paved truck and trailer staging area. The property is well suited for manufacturing, plastics production, fabrication, assembly, warehousing, distribution, or other owner-user industrial operations.• Large paved parking lot w/ great truck-maneuvering, and trailer-staging area with capacity for ±eight full-size semi trailers, box trucks, or a combination of commercial vehicles• 16,500 square feet± of total building area• 31' x 31' office area± with front lobby, two private offices, half bath, & mechanical closet,• Main shop measures ± 200' x 75' interior w/± 23' ceiling height• Shop space divided into an East & West wing each w/ 100' x 75' production areas• Two shop restrooms and separate employee entrance• Upper-level employee breakroom and private office with windows overlooking the west production floor• Large industrial natural-gas service• Three-phase electrical w/600amp & 480volt service• Two dock-high loading doors 8'6"w x 9'h w/dock-leveling lift/drop gates• One 14' x 14' grade-level overhead door• ± 1-inch compressed-air lines serving much of both East & West wings• Sale includes certain manufacturing equipment and personal property to include• Large 16'x16'rotational plastic molding system with powered access doors on opposing sides, supporting alternating mold preparation & production located in the west wing• Wide variety of rotational molds & production tooling providing a potential head start for a buyer seeking to resume or expand plastics manufacturing operations• Dedicated spray-foam injection area with Part A and Part B storage tanks and related equipment• Two 2-ton, 360-degree freestanding jib cranes, each ±21 feet tall with an 18-foot reach in the west wing• One centrally located 1-ton jib crane in east wing 17 feet tall with a 12-foot reach• Three-phase screw-type air compressor• 8' metal shear/press system to cut & bend steel plate and sheet material up to 5/8"• Approximately 17 pallet-rack uprights, 50+ ten foot shelf beams, and a sufficient quantity of open metal-grating shelving .• Large selection of fasteners/bolts/hardware/& air toolsBuyer and buyer's agent to verify all measurements, equipment condition, utility capacities, zoning, and permitted uses

Additional Details:

Year Built	2005
Lot Acres	2.74
Lot Dimensions	300x454
Taxes	$22,038
Total Assessments	$22,038
Tax Year	2026

Listed By:
Bridge Realty, LLC

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Additional Features:

Basement: None **Fuel:** Natural Gas **Heat:** Forced Air, Radiant **Sewer:** City Sewer/Connected **Water:** City Water - In Street

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Driving Directions:

Hwy 27 to 11th St Property is located on the east side of the road.

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