



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

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