



MLS 6708654 Commercial

**\$1,999,000**

1001 Naylor Drive  
Bemidji MN 56601

Status: Active

#### Description:

Updated & well-maintained building. 20,000 sq ft with a mezzanine of 500 sq ft. Built in 2001. Current features include: front offices, conference room, lunchroom, large production area for packaging, high ceilings in back with a loading dock and 4 overhead doors for shipping/receiving. Located in Bemidji's Industrial Park on a 3+ acre lot. 37 designated paved parking spots with several electrical plugins & 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 include: Manufacturing, assembly & packaging. Distribution/wholesale center. Climate controlled storage facility. Service Center, Professional sales offices, marketing call center. Multi-tenant space. Room for expansion. Versatile commercial property would be attractive to a range of businesses & 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 Mahnomen Dr (into the Industrial Park), left on Industrial Park Dr, then an immediate right on Mahnomen Dr, right on Naylor Dr.



Listed By:  
Century 21 Dickinson

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