



MLS 6731672 Commercial

\$3

(1 South) 1350 Northern Pacific
Road
Brainerd MN 56401

Status: Active

Description:

Lease space available in popular Northern Pacific Center! Located right in the heart of central Minnesota, this large industrial property features 25,370 square feet of space with a loading dock, overhead garage door (11' wide x 14' high) and a ceiling height of over 20'. There is a 3,000 square foot 2-story office space which includes 5 offices, copy area, conference room, lunch room plus 4 bathrooms. There is forced air heat in the office space. 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:** Forced Air

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 1350.



Listed By:
Larson Group Real Estate/Kelle

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