MLS 6745900 Commercial

$2,500,000

506 James Street
Brainerd MN 56401

Status: Active

Description:

Excellent office-warehouse facility for sale or lease in Brainerd, MN! Formerly home to a newspaper print operation, this expansive and versatile property offers a rare combination of office and industrial space just off the high-traffic Washington Street corridor. The front office section features a welcoming reception area, spacious open work zones, 10 private offices, a conference room, and a kitchen/dining area—perfectly suited for a range of professional uses. The impressive warehouse portion includes a large open warehouse with one overhead door, a dedicated receiving room with loading dock access, and a secondary warehouse equipped with four overhead doors, allowing for flexible workflow and logistics. Whether you're looking to expand operations, relocate your business, or invest in a multi-functional property in a central Brainerd location—this property delivers outstanding accessibility, and potential. Building: 27,402 SF Total; Main Level: 26,338 SF Total (Office Area: 12,319 SF & Warehouse Area: 14,019 SF); Upper Level: 1,064 SF (264 SF & 800 SF)

Additional Details:

Year Built	1989
Lot Acres	1.82
Lot Dimensions	Bldg: 140' x 370' and Land: 140' x 200'
Garage Stalls	5
Taxes	$46,268
Taxes with Assessments	$46,268
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Boiler

Driving Directions:

From Hwy 210/371 intersection in Baxter - East on Hwy 210 (Washington St) approx. 1 1/4 miles - North on NW 5th St - Property is the SE corner of NW 5th St and James St

Broker Reciprocity

Listed By:
Close-Converse Commercial Prop

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