COMMERCIAL REALTY SOLUTIONS
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## Annandale - Industrial Building

# FOR SALE

## 330 Commercial Dr., Annandale, MN 55302

## Located on Highway 55

## Highway 55 Frontage Retail type location!

## PROPERTY INFORMATION

* $789,000.00
* Commercial Lot 5.9 Acres
* (2) Commercial Buildings
  22,400/sf Industrial
  7,680/sf Cold Storage
  750/sf Office
* Wright County PID 102-500-302207
* 2011 Taxes $26,622.00
* 13 miles from I-94
* Quick access to Highway 55
* Business friendly community
* Close proximity to rail
* City Sewer and Water
* New roofs 2009


**Contact:**
**WAYNE ELAM**
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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

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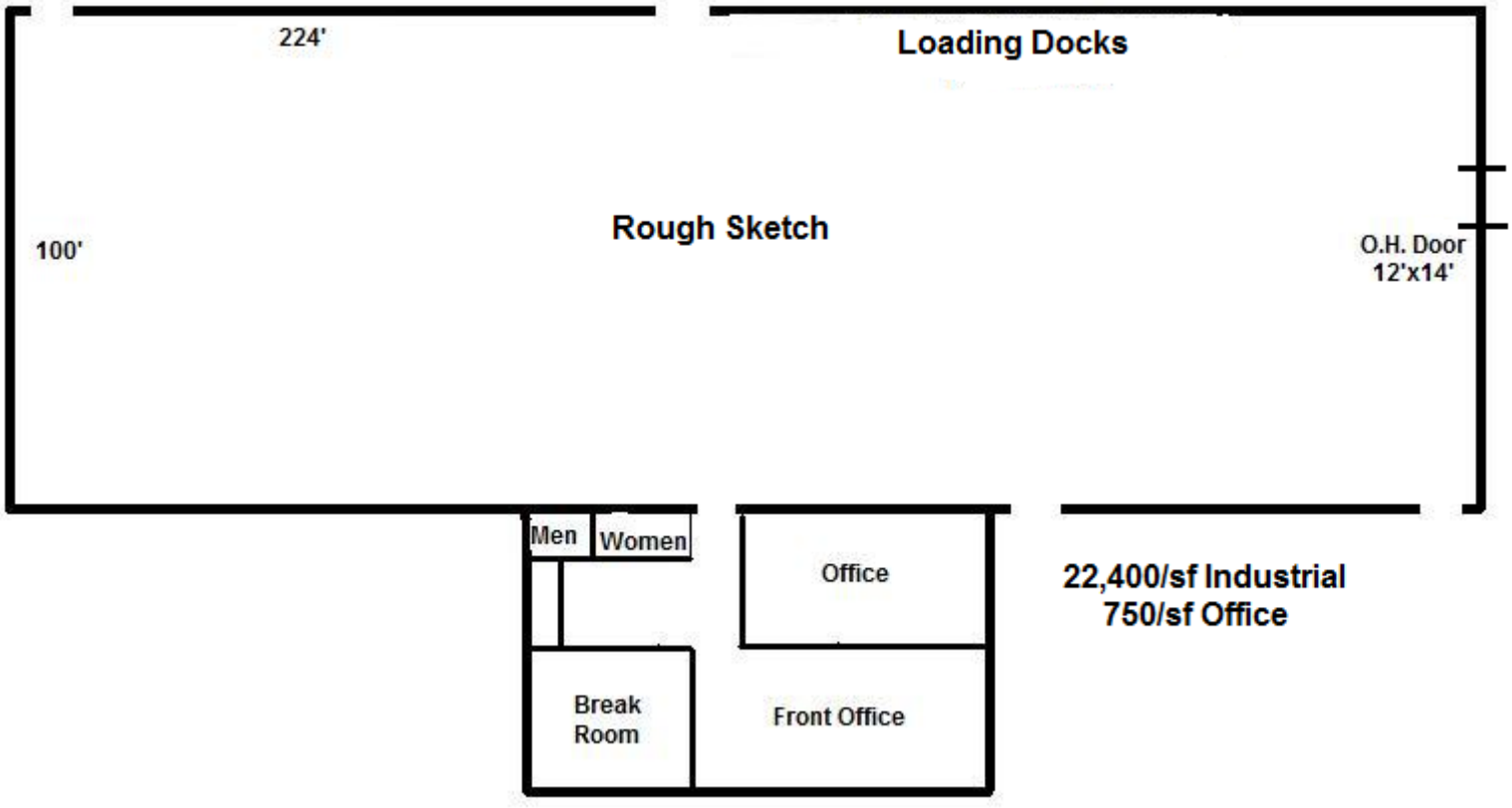


22,400/sf Industrial
750/sf Office

## TRAFFIC COUNTS - 2008

* Highway 55 - 9,400 VPD
* County Road 5 - 8,600 VPD
* County Road 24- 5,600 VPD


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# Annandale - Industrial Building

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**Great Industrial Property!**

## PROPERTY INFORMATION

* Very clean building
* Main building is 100'x224' (22,400/sf)
* 16' Sidewalls
* (4) Loading docks w/dock levellers
* Fully insulated with interior steel
* Infrared Heat
* Heavy power: 600 volts 900 amps
  480 volts 225 amps
  200 volts 450 amps
  3-Phase


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# Annandale - Industrial Building

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**Great Industrial Property!**

## PROPERTY INFORMATION

* Post frame cold storage building with floor drains.
* 7,680 Square Feet


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