



COMMERCIAL REALTY SOLUTIONS  
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## Becker - Industrial Building FOR SALE/LEASE

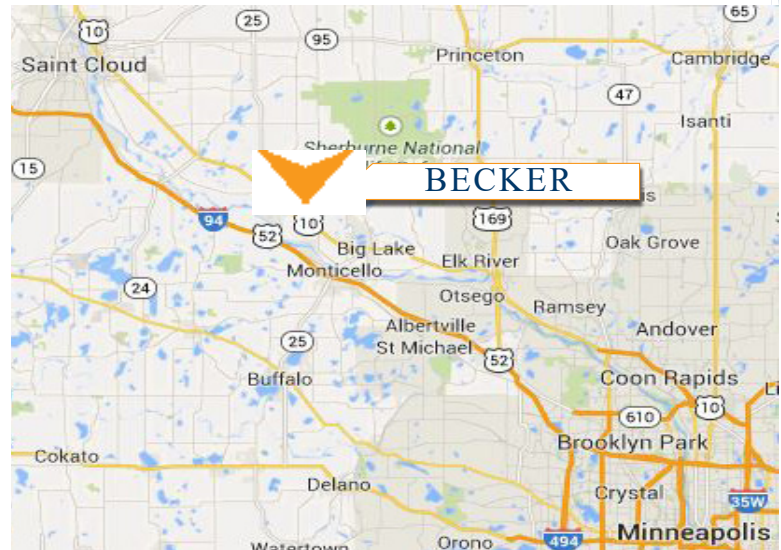
13900 Industrial Ave SE, Becker, MN 55308

### Great Industrial Property



### PROPERTY INFORMATION

- \* Sales Price **\$2,995,000.00**
- \* 53,200/sf Building
- \* Lot is 6.32 Acres
- \* Lease Rate: Warehouse **\$3.75/psf Net**  
Office **\$7.50/psf Net**
- \* Sherburne County PID 60-414-0150
- \* 2018 Taxes \$42,480.00
- \* Sherburne County PID 60-414-0140
- \* 2018 Taxes \$15,916.00
- \* Single Tenant Building
- \* Zoned: I-PG Power Generation
- \* Businesses in the area include:  
Becker Furniture World Distribution, Cave Liquors, Crossings Inn & Suite, McDonald's, Centra Care Clinic, SuperAmerica, Beck's Pub, Shell, Subway, Sherburne State Bank, Trident Polymers, Godfather's Pizza, and much more!



**Contact:**

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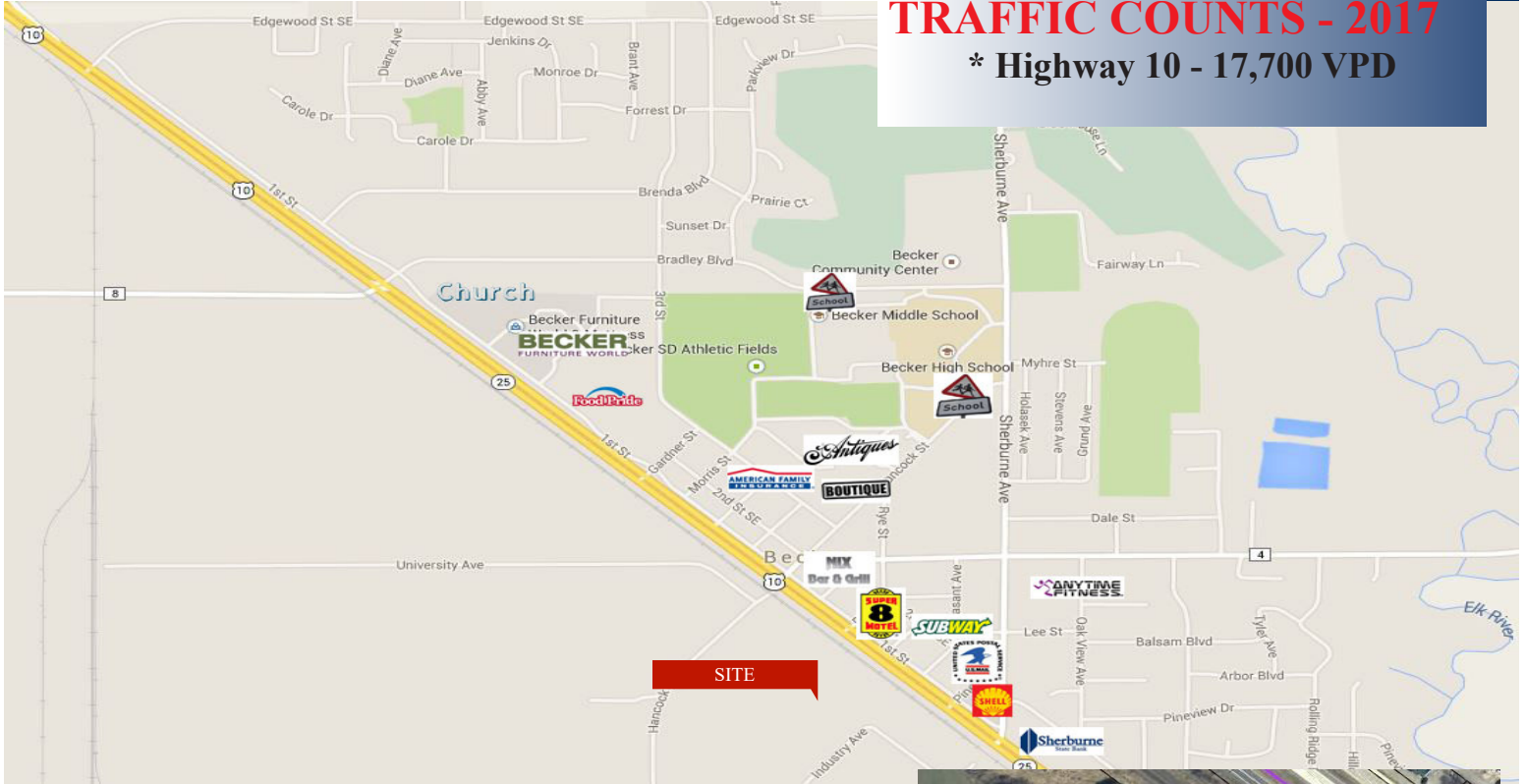
office 763 682 2400 fax 763 682 4524

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**TRAFFIC COUNTS - 2017**  
\* Highway 10 - 17,700 VPD



## PROPERTY INFORMATION

- \* Located South of Highway 10
- \* 15 Miles to I-94
- \* BNSF Rail Spur in Industrial Park



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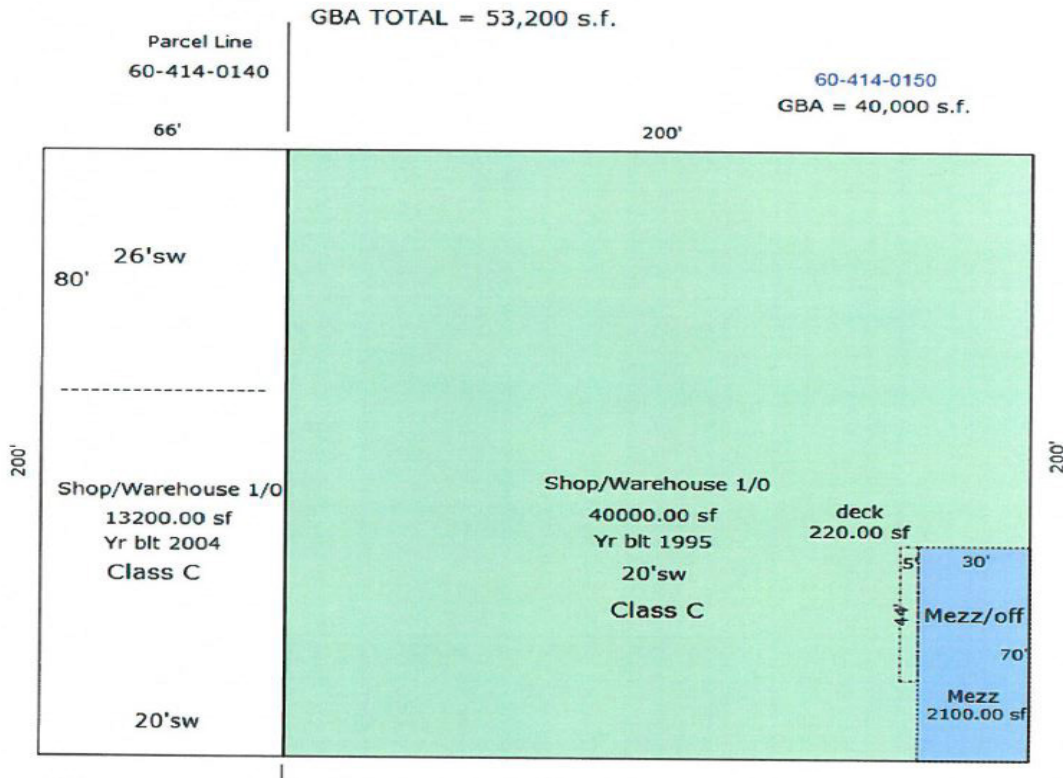
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Industrial  
Building!



## BUILDING INFORMATION

- \* Clear Height 19'-0"
- \* (2) Drive-In Doors 10'x12' & 14'x12'
- \* (5) Dock High Doors 10'x10' (2 w/levelers)
- \* 600 Amp 480/277
- \* 400 Amp 480/277
- \* 3-Phase 120/208
- \* 30 KVA XFormer
- \* Unit Heaters in Shop (no A/C)
- \* 47,920/sf is 19'-10" Clear
- \* Solar Panels
- \* Building Sprinkled
- \* Security System
- \* Compressed Air Throughout
- \* Column Spacing 33' N-S
- \* Column Spacing 40' E-W
- \* T-8 Lighting
- \* 5,280/sf is 26'-10" Clear

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**PROPERTY INFORMATION**

- \* (3) Private Offices
- \* Conference Room
- \* Single Office Restroom
- \* Shop Lunchroom

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**BNSF Railroad  
Spur located in  
the industrial park**



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# Becker - Industrial Building FOR SALE/LEASE

13900 Industrial Ave SE, Becker, MN 55308

Precast  
Building



## PROPERTY INFORMATION

- \* Outside storage allowed with CUP
- \* Secured Fenced Area
- \* Highway 10 Visibility & Access
- \* Located in Becker Industrial Park



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