



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Cokato - Industrial Building

FOR SALE

230 Olsen Blvd. NE, Cokato, MN 55321

Great
Industrial
Building!

PRICE REDUCED

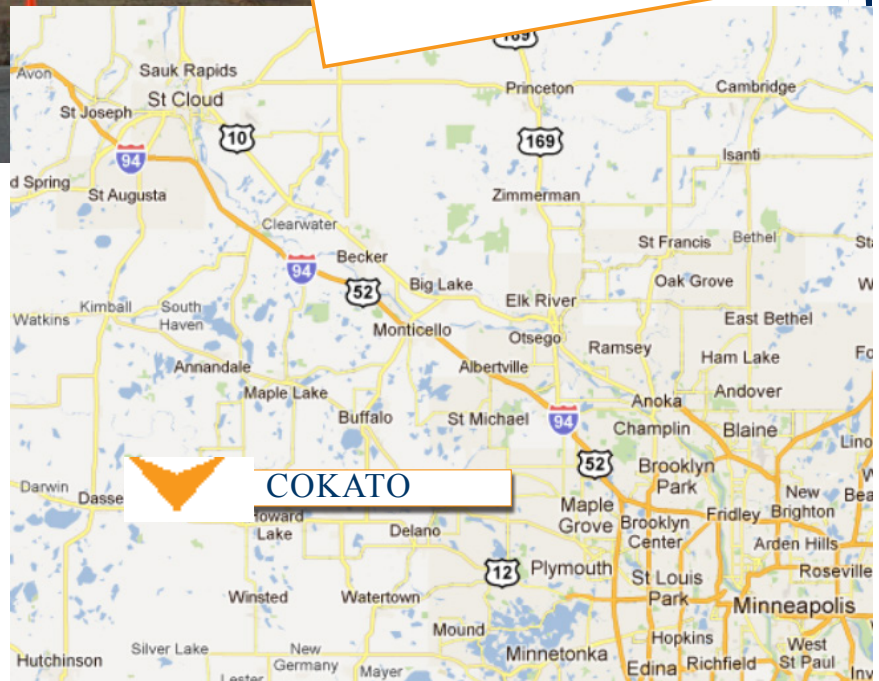


PROPERTY INFORMATION

* SALE PRICE ~~\$599,000.00~~

\$579,000.00

- * Lot is 1.88 Acres (200' x 410')
- * Building is 13,400 Square Feet
 - Shop 10,400/sf
 - Office 3,000/sf
 - Office Mezzanine 2,000/sf
 - Shop Mezzanine 3,282/sf
- * Wright County
- * PID 105-046-001050
- * 2017 Taxes \$14,452.00
- * Constructed in 1995
- * Injection Molding Facility
- * Entire building is air-conditioned
- * 18' Sidewalls - clear span
- * (1) Loading Docks
- * 12' x 14' OH Drive-in Door



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com

Cokato - Industrial Building

FOR SALE

230 Olsen Blvd. NE, Cokato, MN 55321

TRAFFIC COUNTS - 2016

- * Highway 12 - 9,600 VPD
- * Highway 3 - 4,650 VPD



PROPERTY INFORMATION

- * Great Location!
- * Quick access to Hwy 12
- * 40 Minutes from the Twin Cities

Demographics - 2016	3-Mile	5-Mile	10-Mile
Population	2,449	2,984	14,478
Average Age	33	34.4	33.7
Average Household Inc.	\$ 48,325	\$ 41,925	\$ 62,000
Median Household Inc.	\$ 50,043	\$ 46,402	\$ 59,929

Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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.

Cokato - Industrial Building

FOR SALE

230 Olsen Blvd. NE, Cokato, MN 55321

Shop Area Mezzanine
Expands Usable Space!



BUILDING INFORMATION

- * 1200 Amp, 480 3-Phase
- * Step down to 120/240 Single-Phase
- * Energy efficient lighting
- * Air to Air Heat Exchange System
- * In Floor heat - by Plant Water heat recovery system
- * Large Mezzanine Area



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

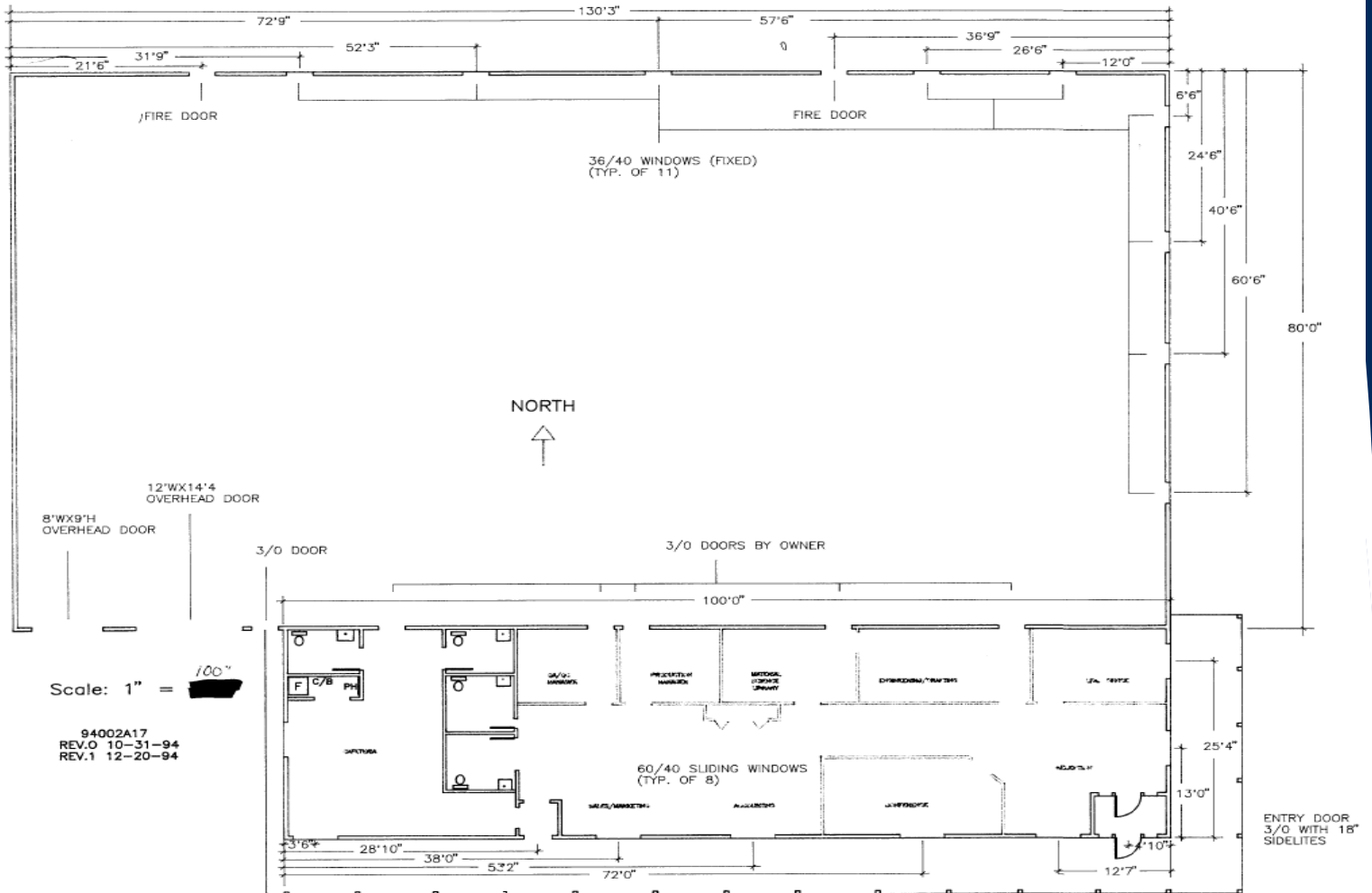
3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Cokato - Industrial Building

FOR SALE

230 Olsen Blvd. NE, Cokato, MN 55321

Shop Area Mezzanine
Expands Usable Space!



BUILDING INFORMATION

- * Shop Mezzanine:
3,282/sf
42'x41' Backroom
20'x18' NW Corner
75'x16' South Wall
- * Manufacturing Area:
80'x130' = 10,400/sf
- * Office:
30'x100' = 3,000/sf
- * Office Mezzanine:
20'x100' = 2,000/sf



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com