



COMMERCIAL REALTY SOLUTIONS
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Foley - Industrial Building FOR SALE/LEASE

120 3rd Ave W., Foley, MN 55362

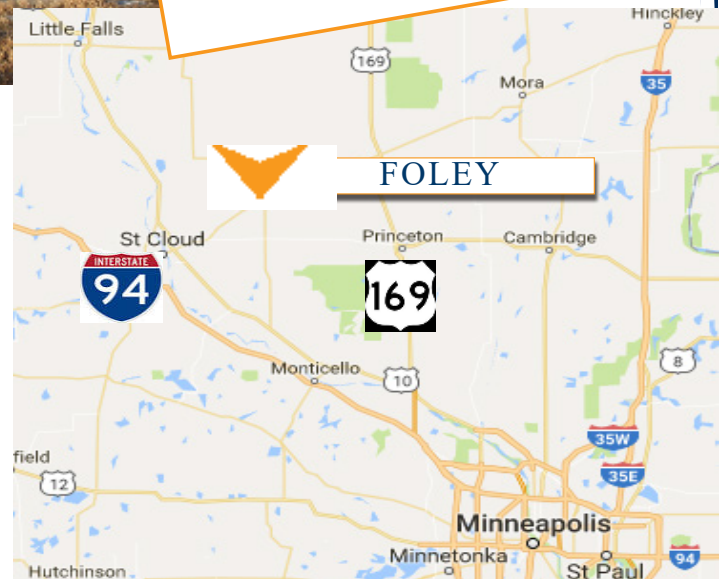
Great Industrial Building

PRICE REDUCED



PROPERTY INFORMATION

- * Sales Price ~~\$432,000.00~~
Reduced to **\$379,000.00**
- * Lease Rate: **\$4.00**/psf Warehouse
\$8.00/psf Office & Warehouse
- * Operating Expenses \$2.20/sf
- * 93,218/sf Industrial Land
- * Building is 9,600/sf
Office 1,000/sf (appx)
Warehouse 8,600/sf
- * Benton County PID 13-0069100
- * 2018 Taxes \$14,214.00
- * Zoned: Industrial
- * Businesses in the area include:
Murphy Chevrolet, Coborn's, Falcon National Bank, SuperAmerica, McDonald's, Snap Fitness, Foley Lumber, Tri-County Insurance and many industrial users and more.



Contact:

MIKE COLOSIMO

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office 763 682 2400 fax 763 682 4524

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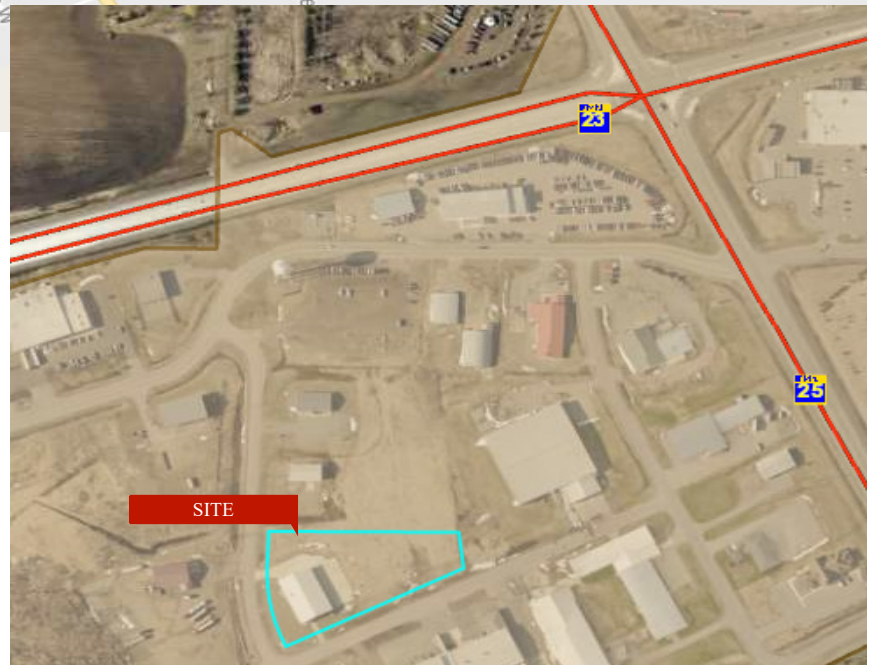
TRAFFIC COUNTS - 2017

- * Highway 23 - 9,100 VPD
- * Highway 25 - 3,750 VPD



PROPERTY INFORMATION

- * Located 1 Block South of Highway 23
- * Only 20 miles from I-94
- * Located in the Foley Industrial Park



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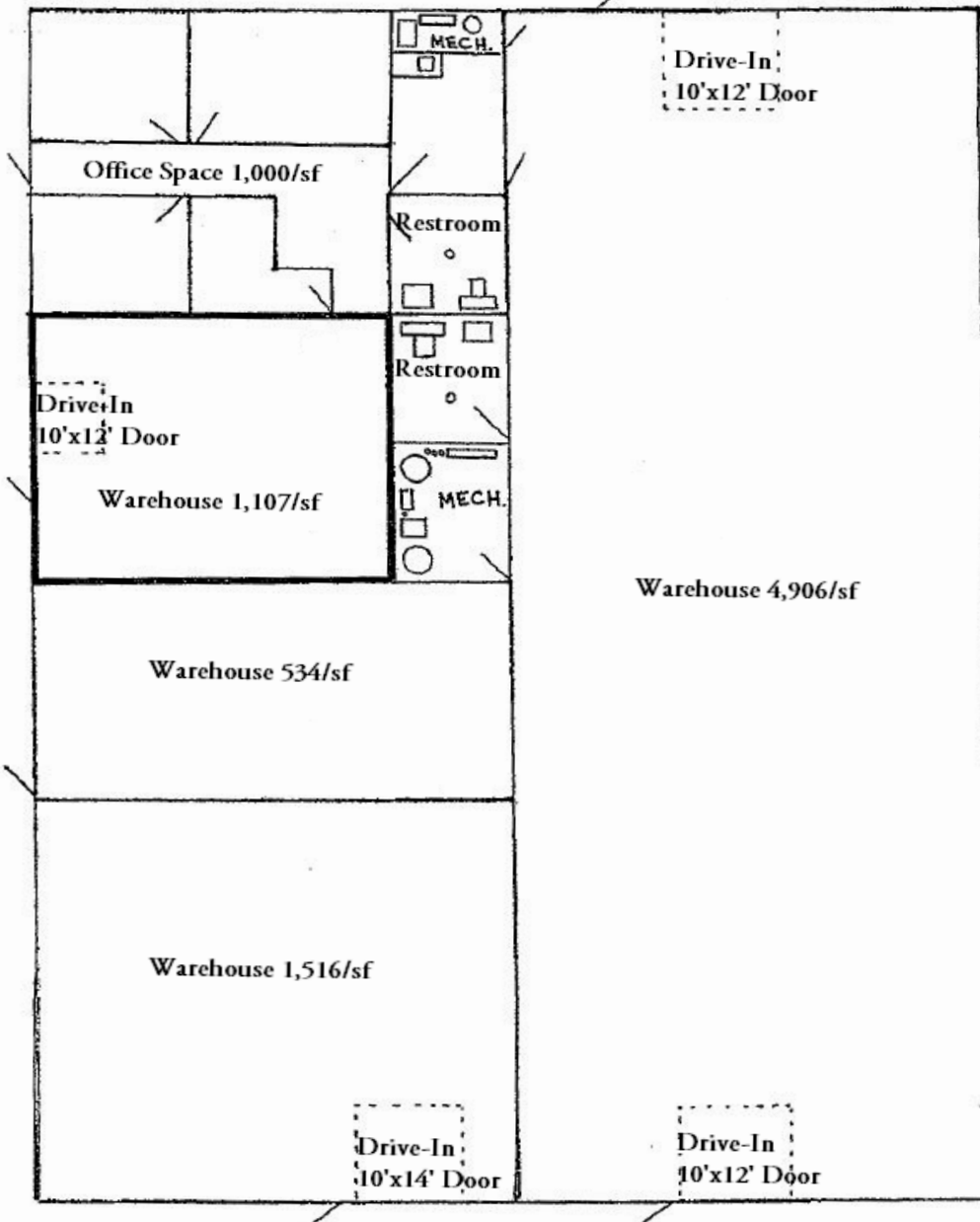


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Floorplan



BUILDING INFORMATION

- * (4) Drive-In Doors
 - (1) 10'x14' O.H.
 - (3) 8'x12' O.H.
- * Clear Height 18'
- * Layout allows for single or multi-tenant building
- * Office has A/C
- * Electrical 480 Step up 100 Amp
- * 3-Phase Electric
- * Zoned In-Floor Heat
- * Built in 2006
- * 18 Parking Spaces
- * Foam insulated walls
- * (2) Restrooms (Functioning)
- * (2) Rough-In for Restrooms

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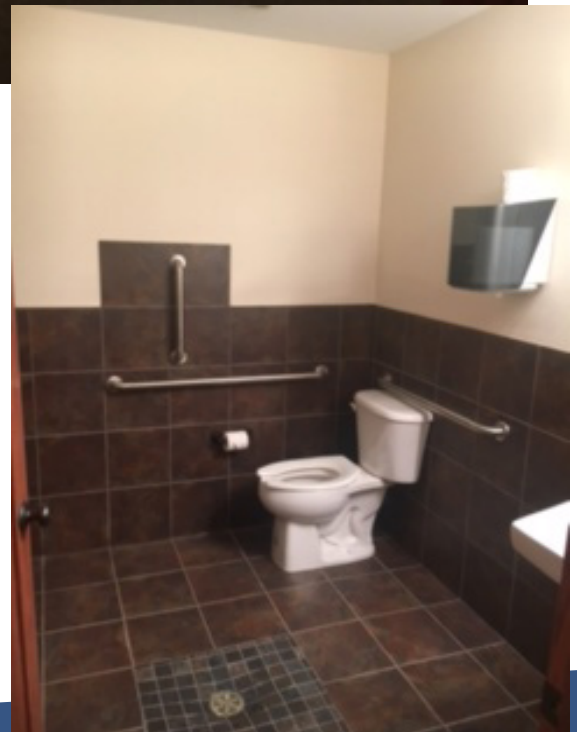
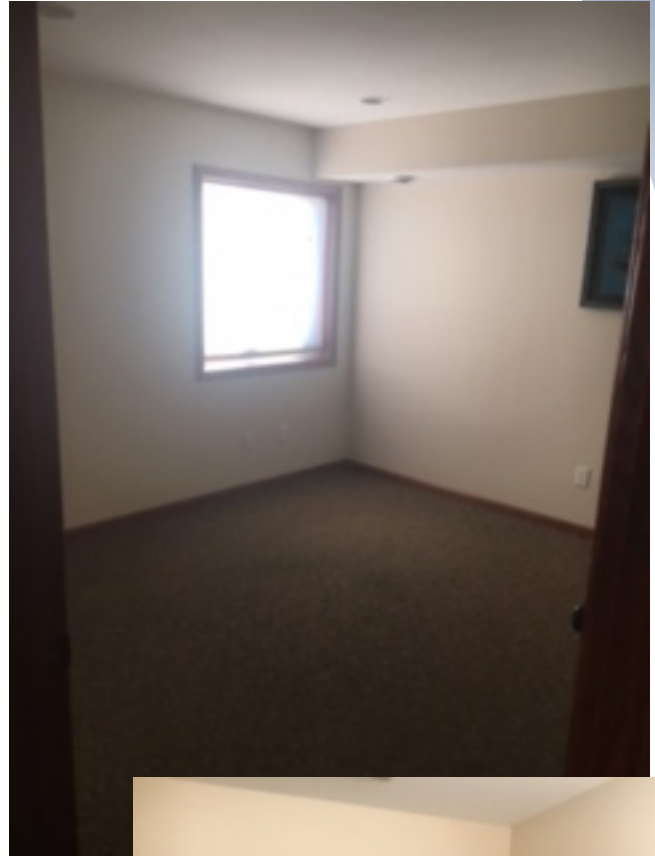
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**Nice
Finishes!**



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