

FOR SALE OR LEASE > RETAIL/INDUSTRIAL WITH OUTSIDE STORAGE

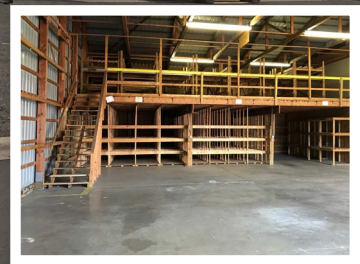
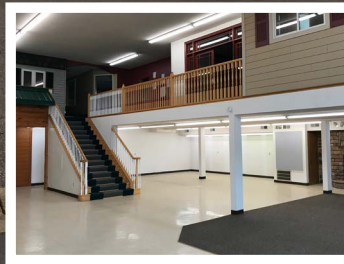
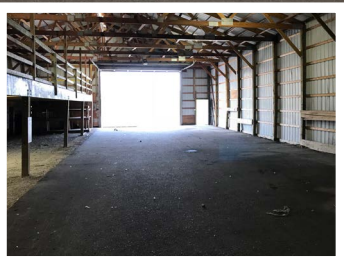


Accelerating success.

# 26229 Fremont Drive

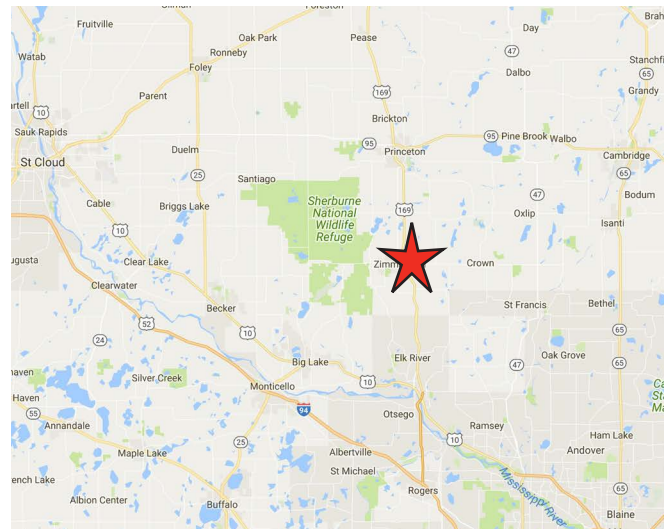
Zimmerman | Minnesota 55398

Reduced  
Price



## BUILDING HIGHLIGHTS

- > 3 Buildings totaling 25,257 SF
- > Dock, drive-in and drive-thru loading
- > 10.04 acres (3 usable acres)
- > 14' 6" - 18' clear height
- > Directly visible from US Highway 169
- > 40 Miles northwest of Minneapolis
- > 18 Miles north of Rogers and I-94
- > Tax abatement and/or TIF available for qualified users



## CONTACT US

Ryan Krzmarzick CCIM SIOR  
952 897 7746  
[ryan.k@colliers.com](mailto:ryan.k@colliers.com)

Kyle Rafshol  
952 837 3042  
[kyle.rafshol@colliers.com](mailto:kyle.rafshol@colliers.com)





## 26229 FREMONT DRIVE > PROPERTY SPECS

Formerly occupied by ProBuild as a lumber and building products sales and distribution center, 26229 Fremont Drive consists of three (3) buildings totaling 25,257 square feet with dock and drive-thru capability and one (1) covered unenclosed storage structure. The property has 320' of frontage to Highway 169 with significant traffic counts of 18,000 vehicles per day. The zoning and site allow for a variety of general retail, office and industrial uses including but not limited to sales, service, manufacturing and/or storage of boats, automobiles, buses, ATV's, snowmobiles, docks, boat lifts, furniture, antiques, sporting goods as well as landscaping nursery, construction equipment and outside storage.



### PROPERTY ADDRESS:

26229 Fremont Dr.  
Zimmerman, MN 55398

### PID:

95-009-3408  
95-414-0015  
95-422-0140

### BUILDING SQUARE FEET:

Total: 25,257 square feet

### ZONING:

C-2 Commercial  
\*Very flexible zoning allowing for office, retail, medical, industrial and outside storage.



### LEASE RATES:

Negotiable

### SALE PRICE:

~~\$1,200,000~~  
**\$975,000**

#### Building 1:

18' Clear Height  
One (1) 20'x18' Drive-in door  
One (1) 10'x 9' Dock door  
\*contains additional 2nd level bonus office space not included in overall square footage

#### Building 2:

15'8" Clear Height  
Two (2) 24'x14' Drive-in doors

#### Building 3:

14'6" Clear Height  
Two (2) 20'x14' Drive-in doors

### 2017 TAXES PAYABLE:

\$30,774

### INCENTIVES:

Tax abatement and TIF available for qualified uses



#### Building 4: (unenclosed)

18' Clear Height  
1,566 SF of bonus space  
\* Not included in overall square footage

### TRAFFIC COUNTS:

18,000 vehicles per day

### LAND:

10.04 acres (3 usable)

### YEAR BUILT:

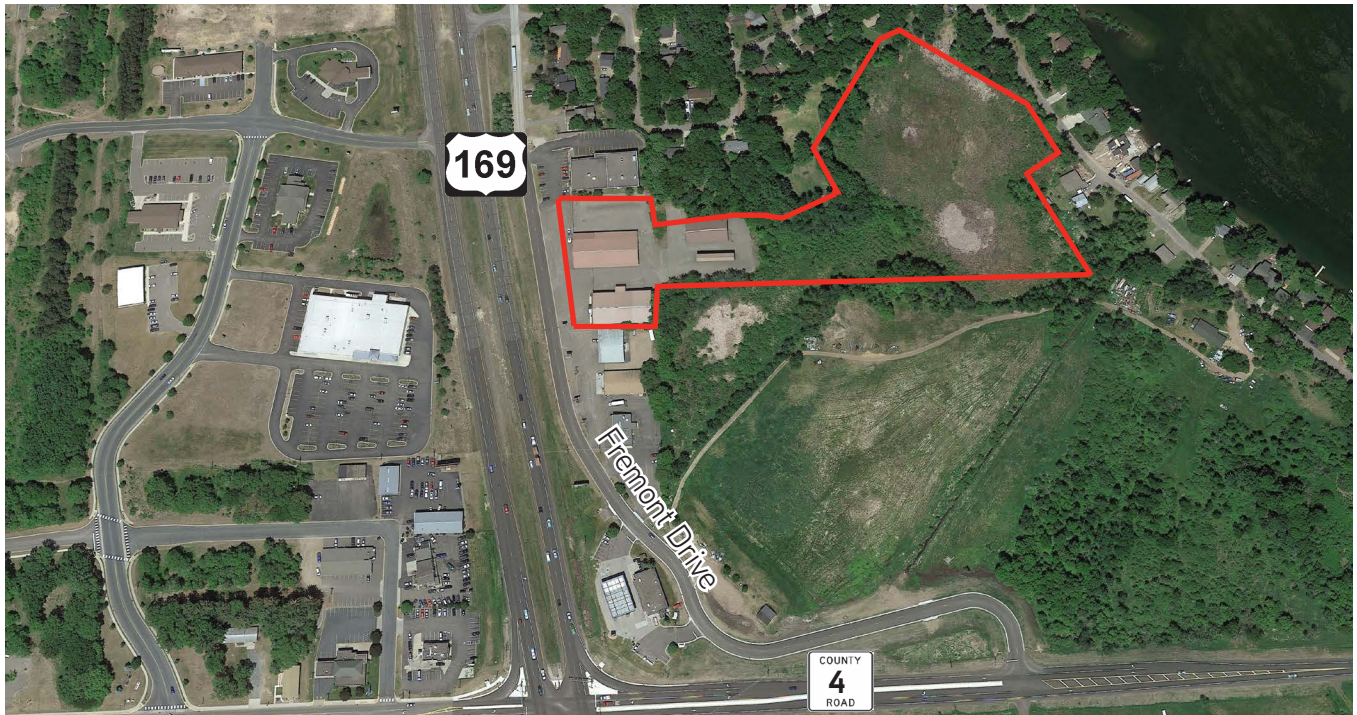
Built 1987- Renovated 1997

### BUILDING AMENITIES:

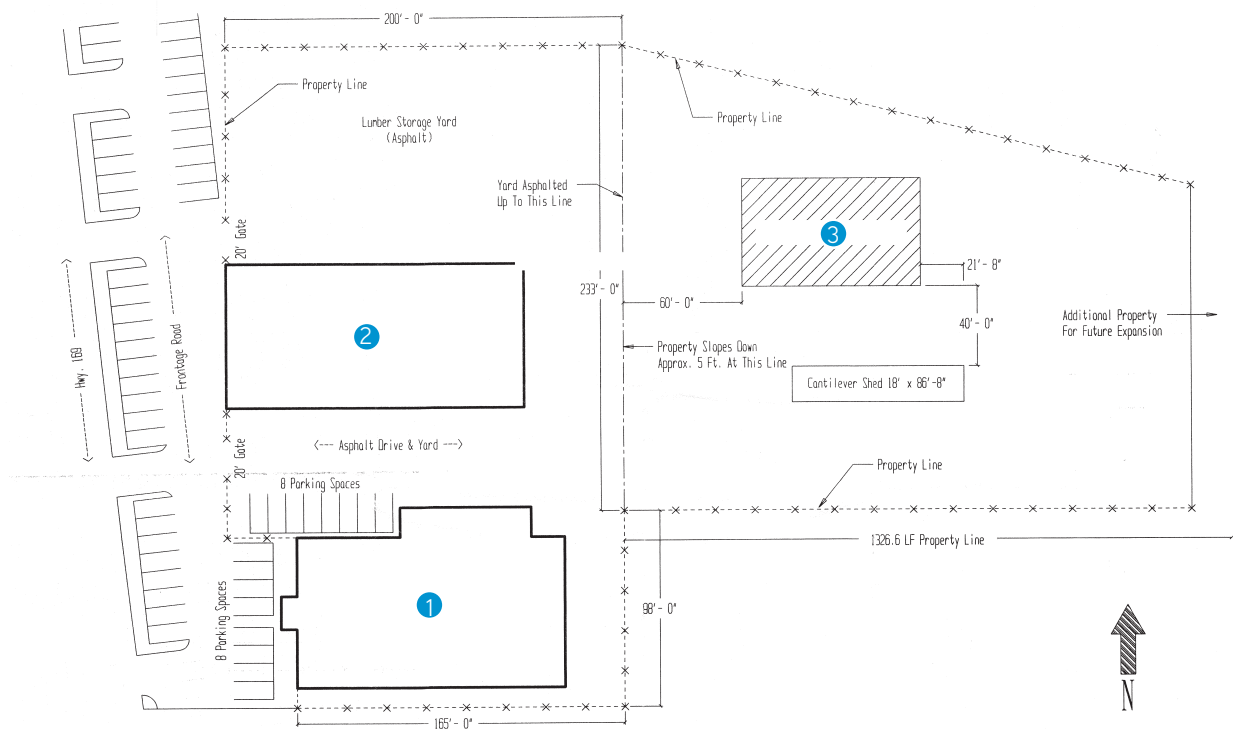
- 40 Miles northwest of Minneapolis
- 18 Miles north of Rogers and I-94
- Directly visible to US Highway 169



## 26229 FREMONT DRIVE > AERIAL



## 26229 FREMONT DRIVE > SITE PLAN



\* Above image is generally consistent with existing conditions but not exact.

\* Information has not been field verified. Prospective buyers/tenants to confirm.





## 26229 FREMONT DRIVE > AERIAL



Accelerating success.

Colliers International | Minneapolis-St. Paul  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

[colliers.com/msp](http://colliers.com/msp)

[Twitter](#) [LinkedIn](#) [RSS](#) [SUBSCRIBE TO OUR BLOG](#)

## CONTACT US >>

Ryan Krzmarzick CCIM SIOR  
952 897 7746  
[ryan.k@colliers.com](mailto:ryan.k@colliers.com)

Kyle Rafshol  
952 837 3042  
[kyle.rafshol@colliers.com](mailto:kyle.rafshol@colliers.com)