

FOR SALE OR LEASE › INDUSTRIAL SPACE

351 Lewis Avenue W

WINSTED, MINNESOTA 55395



Building Amenities

- › 85,686 square foot office/warehouse building
- › 22,000 SF of additional mezzanine space not included in the building square footage
- › 5.31 acre lot
- › Seven (7) loading docks
- › Five (5) drive-in doors
- › New roof in 2013
- › 2000 amp, 480v, 3-phase power

Contact Me

BILL WARDWELL
952 897 7828
MINNEAPOLIS, MN
bill.wardwell@colliers.com

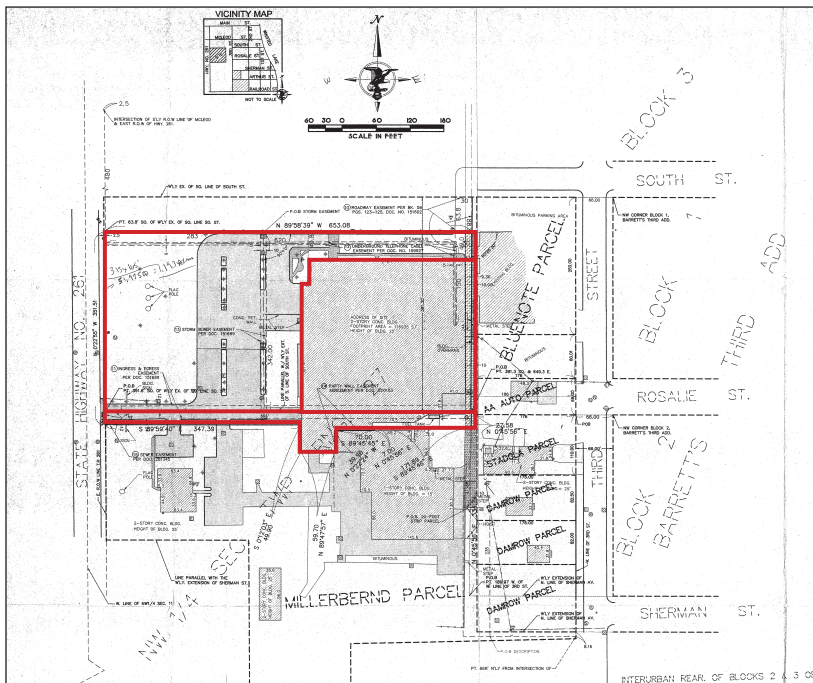
COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

351 Lewis Avenue W > Site Plan & Survey



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PROPERTY FACT SHEET

351 Lewis Avenue W

WINSTED, MINNESOTA 55395



PROPERTY ADDRESS:

351 Lewis Avenue West
Winsted, Minnesota 55395

NET RENTAL RATES:

\$5.00 per square foot office
\$2.50 per square foot warehouse

BUILDING SQUARE FEET:

85,686 square feet total
13,477 square feet office
72,209 square feet warehouse
• 22,000 SF of additional mezzanine space not included in the building square footage

2016 EST. CAM & REAL ESTATE TAX:

\$0.98 per square foot total

SALE PRICE:

\$1,350,000 ~~\$1,495,000~~

LOT SIZE:

5.31 acres

PID NUMBERS:

210110800
210110900
210110950

LOADING:

Seven (7) loading docks
Five (5) drive-in doors

2016 EST. REAL ESTATE TAX:

\$23,630

YEAR BUILT:

1968 original, various expansions through 1985

AMENITIES:

- Additional mezzanine office not included in the building square footage of approximately 7,000 SF, offered for lease at \$2.50 PSF plus CAM & Taxes
- Additional mezzanine warehouse not included in the building square footage of approximately 15,000 SF, offered for lease at \$1.50 PSF plus CAM & Taxes
- New roof in 2013

CLEAR HEIGHT:

Varies from 12' - 21'

POWER:

2000 amp, 480v, 3-phase power



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