

Price Reduction!

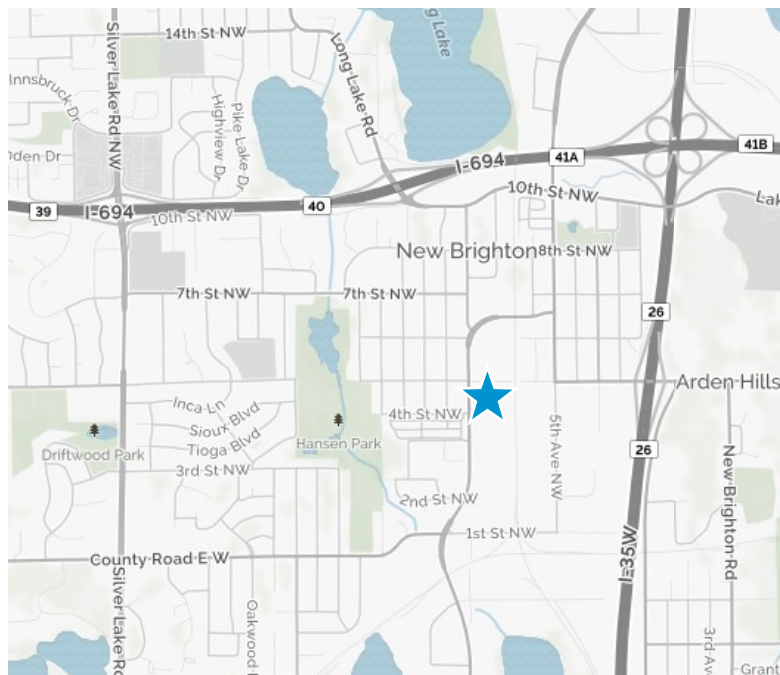
For Sale

475 Old Highway 8
New Brighton, MN 55112

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COLLIERS INTERNATIONAL
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FOR SALE > Office/Warehouse Building

Property Address:	475 Old Highway 8, New Brighton	
Building Size:	67,000 square feet Manufacturing/warehouse/office on 3 levels	
Loading Specs:	Drive-in doors:	Two (2) drive-in doors
	Dock doors:	Three (3) dock doors
	Clear Height:	10'
	Year Built:	1959
	Zoning:	L-1 Light Industrial
	Power:	Heavy power
Building Specs:	Sprinklered:	100%
	Rail Access:	Rail access available
	Parking:	36 striped parking stalls East lot could fit 45-50 more
	Elevators:	Two (2) 2,000 lb freight elevators

2017 Est. Taxes: \$60,714 (\$0.91 per square foot)

Sale Price: ~~\$1,700,000 (\$25.37 per square foot)~~
\$1,200,000 (\$17.91 per square foot)



Contact Info

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