

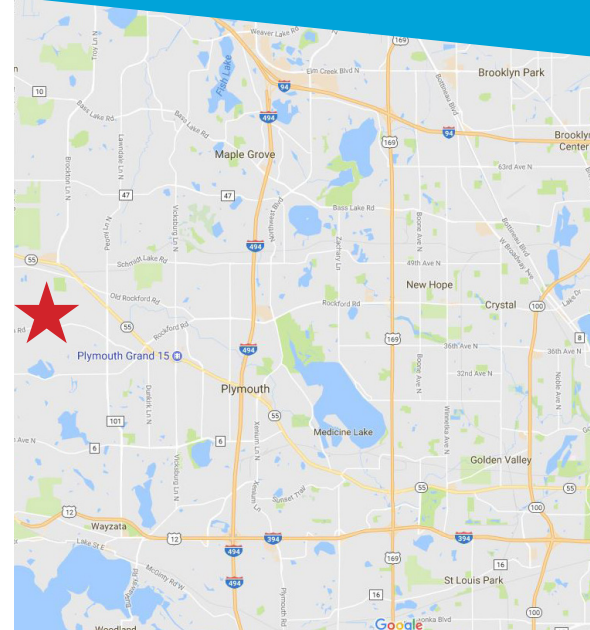
INDUSTRIAL THREE BUILDING COMPLEX FOR SALE >

Hwy 55 Commerce Center

610-640 Hamel Road | Medina, MN 55340



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THREE BUILDING COMPLEX AVAILABLE

Three buildings totaling 49,785 square feet on approximately 4.50 acres available for sale. Site offers fenced outside storage and visibility from Hwy 55. Only four miles west of the I-494/Hwy 55 intersection.

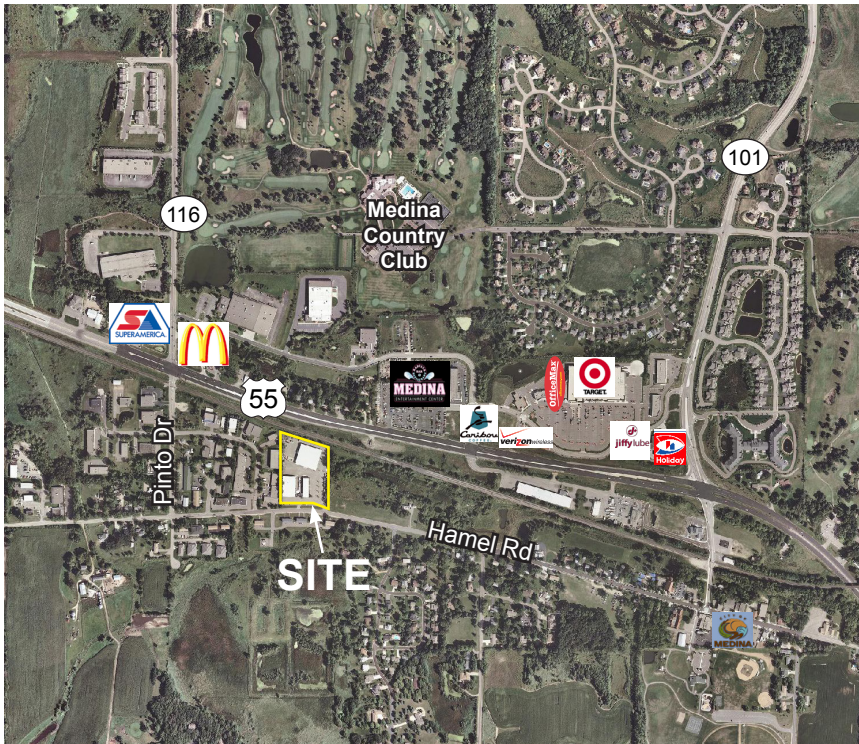
BUILDING AMENITIES

- > 3 building site - 49,785 SF
- > Flexible space options for an owner/user
- > 4.50 (approx.) acre lot
- > 1 acre fenced in outside storage
- > Air make-up system
- > 60' x 25' column spacing in large building
- > 14' clear
- > Flammable waste trap
- > 3 oversized drive-in doors with one dock in large building
- > Urban commercial zoning
- > Many potential uses: retail, commercial, garage, contractor yard, office/whse, garden center, automotive
- > Renovated in 2012 & 2016

CONTACT

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HWY 55 COMMERCE CENTER >



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

Hwy 55 Commerce Center

610-640 Hamel Road | Medina, MN 55340

PROPERTY ADDRESS:

610-640 Hamel Road
Medina, MN 55340

BUILDING SQUARE FEET:

49,785 square feet total
• Three (3) buildings

CURRENTLY AVAILABLE:

BUILDING 1:

26,185 square feet total
• Three (3) drive-ins
• One (1) dock

BUILDING 2:

16,000 square feet total
• Four (4) drive-ins
• One (1) dock

BUILDING 3:

7,600 square feet total
• Two (2) drive-ins

LAND AREA:

4.50 acre site (approx.)

OUTSIDE STORAGE:

1 acre fenced

YEAR BUILT:

1953

CLEAR HEIGHT:

14'

COLUMN SPACING:

60' x 25' (610 building)

ZONING:

Commercial Highway

SALE PRICE:

\$1,995,000 (\$40.07 psf)

2017 REAL ESTATE TAX:

\$55,801.80 (\$1.12 psf)

AMENITIES:

- Visibility from Hwy 55
- Air make-up & flammable waste trap
- Located four miles west of the intersection of I-494 and Hwy 55 at the convergence of Medina/Hamel/Plymouth (West Plymouth)
- Great opportunity for either investor or owner/user



FOR INFORMATION, CONTACT:

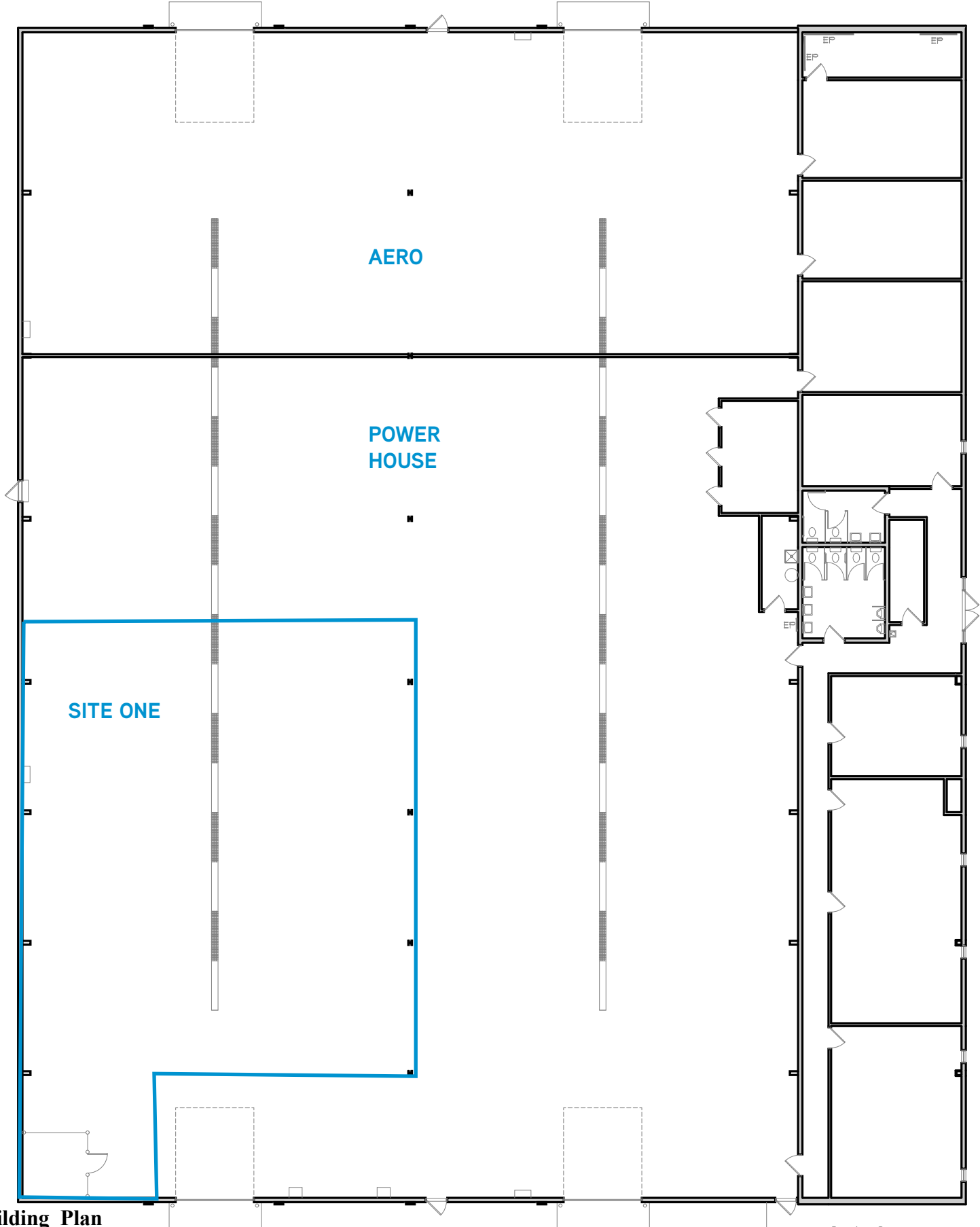
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Building Plan
 Scale: 1"= 20'-0"

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 952.897.7874 Fax: 952.897.7740

610 Hamel Road
 Medina, MN 55340-9612

Square Footage:
 Office = 4,592 Sq. Ft.
 Whse. = 21,593 Sq. Ft.
 Total = 26,185 Sq. Ft.



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