35,554 SF BUILDING FOR SALE WITH OUTDOOR STORAGE



2840 HIGHWAY 25

WATERTOWN, MINNESOTA



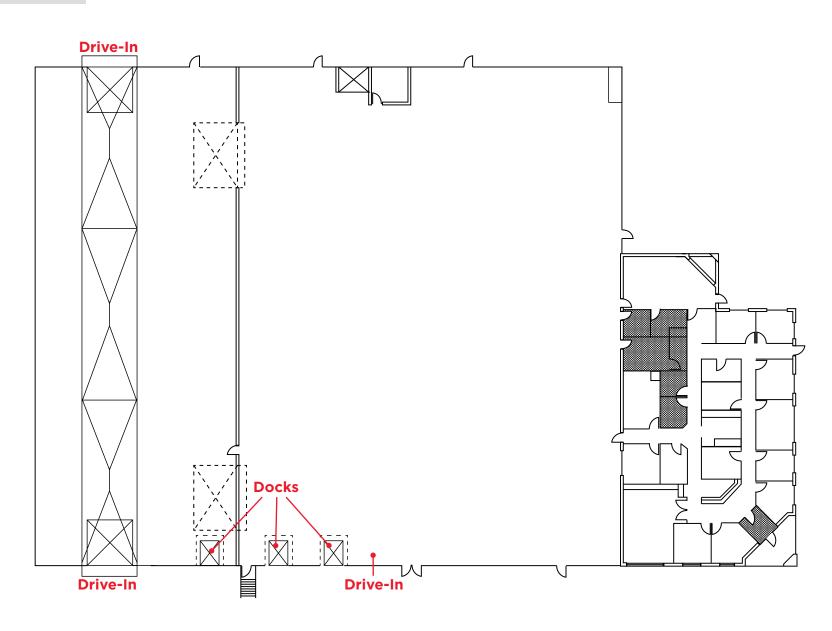
PROPERTY **HIGHLIGHTS**

Sale Price:	\$3,200,00 (\$90.00 PSF)
Building Size:	5,154 SF Office 30,400 SF Warehouse 35,554 SF Total
Site Area:	5.09 acres
Clear Height:	20'
Loading:	3 docks, 3 drive-ins (Drive thru)
Year Built:	1998
Roof:	Original (Rubber Membrane)
Power:	± 1,200 Amp 3-Phase
Sprinkler:	None
2024 Taxes:	\$85,680





FLOOR PLAN

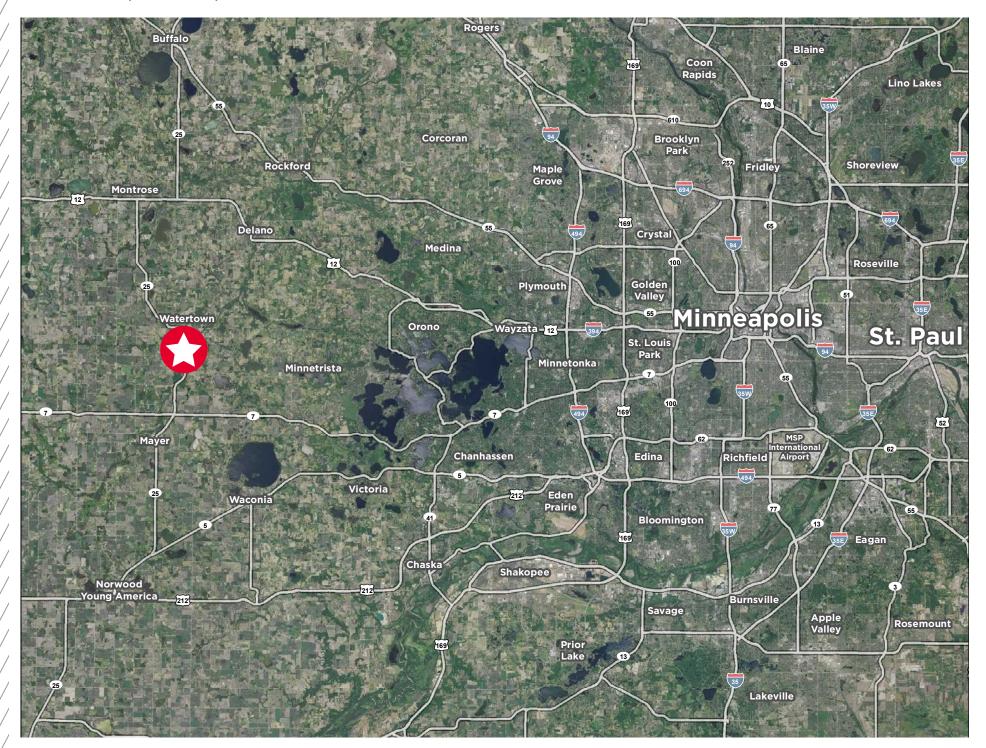














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