

FOR SALE

**19178 INDUSTRIAL BLVD NW
ELK RIVER, MN 55330**

PRICE: NEGOTIABLE

PRIME MANUFACTURING ASSET

SALE OFFERING

19178 Industrial Blvd NW, Elk River, MN 55330

The industrial facility at 19178 Industrial Blvd in Elk River, MN, spans **63,934 square feet** on a **3.23-acre lot** and is equipped for manufacturing needs. It includes 4 dock-high doors, 2 drive-in bays, and robust electrical capacity with three services: two at 1,200 amps, one at 1,000 amps, and one at 800 amps. The building is fully air-conditioned, supporting efficient production environments

| PROPERTY SPECS | | | |
|---------------------|---|---------------------|---|
| Total Building Size | 63,934 SF | Fire Protection | The property does not have a sprinkler fire protection system. The property is protected by a fire alarm with hardwired smoke detectors and emergency lighting. |
| Office Area | 4,496 SF | | |
| Warehouse Area | 28,690 SF | | |
| Manufacturing Area | 30,748 SF | | |
| Parcel Size | 3.23 AC | | |
| Loading | 4 Docks 2 Drive-Ins | Climate Control | Fully A/C |
| Parking | 67 Stalls | Foundation | Poured concrete, slab on grade – thickness unknown |
| Year Built | Multiple Phases from 1978-1997 | Truck Court | 110' |
| Power | (2) 1200 Amp Breakers, (1) 1000 Amp Beaker, & (1) 800 Amp Breaker | Zoning | I-3 General Industrial |
| Lighting | T-8 | PID's | 75.00543.0110 & 75.00543.0120 |
| Environmental | Phase I & Phase II Completed 03/2025 | Sale Price: | Negotiable |
| | | 2025 Property Taxes | \$54,542 |
| WEST BUILDING | | EAST BUILDING | |
| Total Building Size | 28,690 SF | Total Building Size | 35,244 SF |
| Clear Height | 17' | Clear Height | 14' - 20' |
| Construction Class | Concrete/Steel | Construction Class | Steel |
| Frame | CMU with Steel Truss Roof Structure | Frame | Structural Steel |
| Exterior Walls | CMU | Exterior Walls | Steel Siding |
| Roof Type | Flat Roof w/ Rubber Membrane | Roof Type | Pitched Steel |
| Roof Age | Unknown | Roof Age | Unknown |
| PID | 75.00543.0110 | PID | 75.00543.0120 |

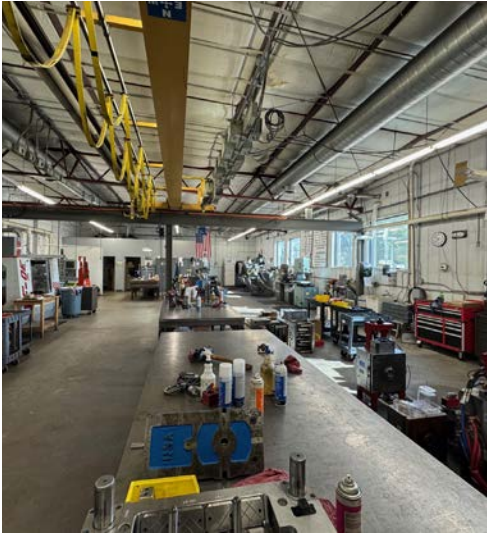
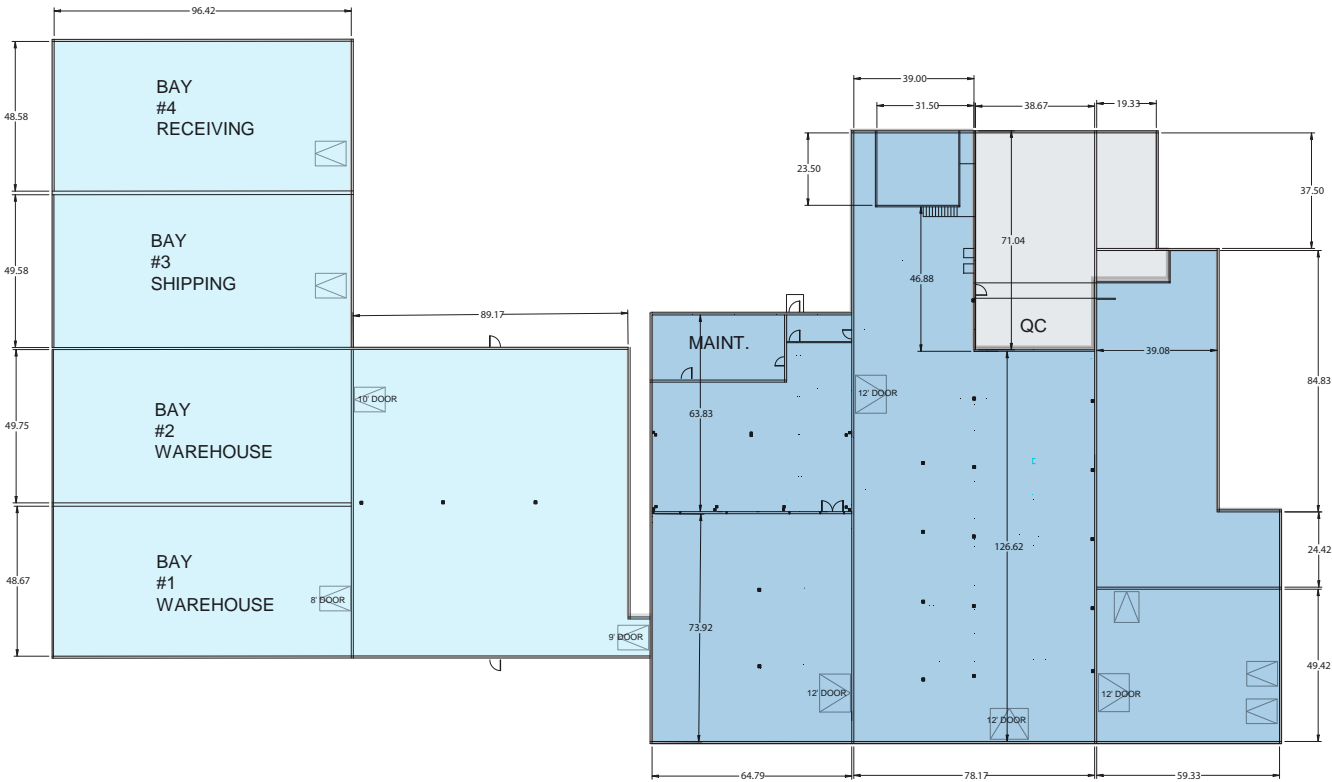


SPACE DESIGNED FOR POSSIBILITY

FLOORPLAN & PROPERTY IMAGES

FLOOR PLAN

- Warehouse
- Manufacturing
- Office



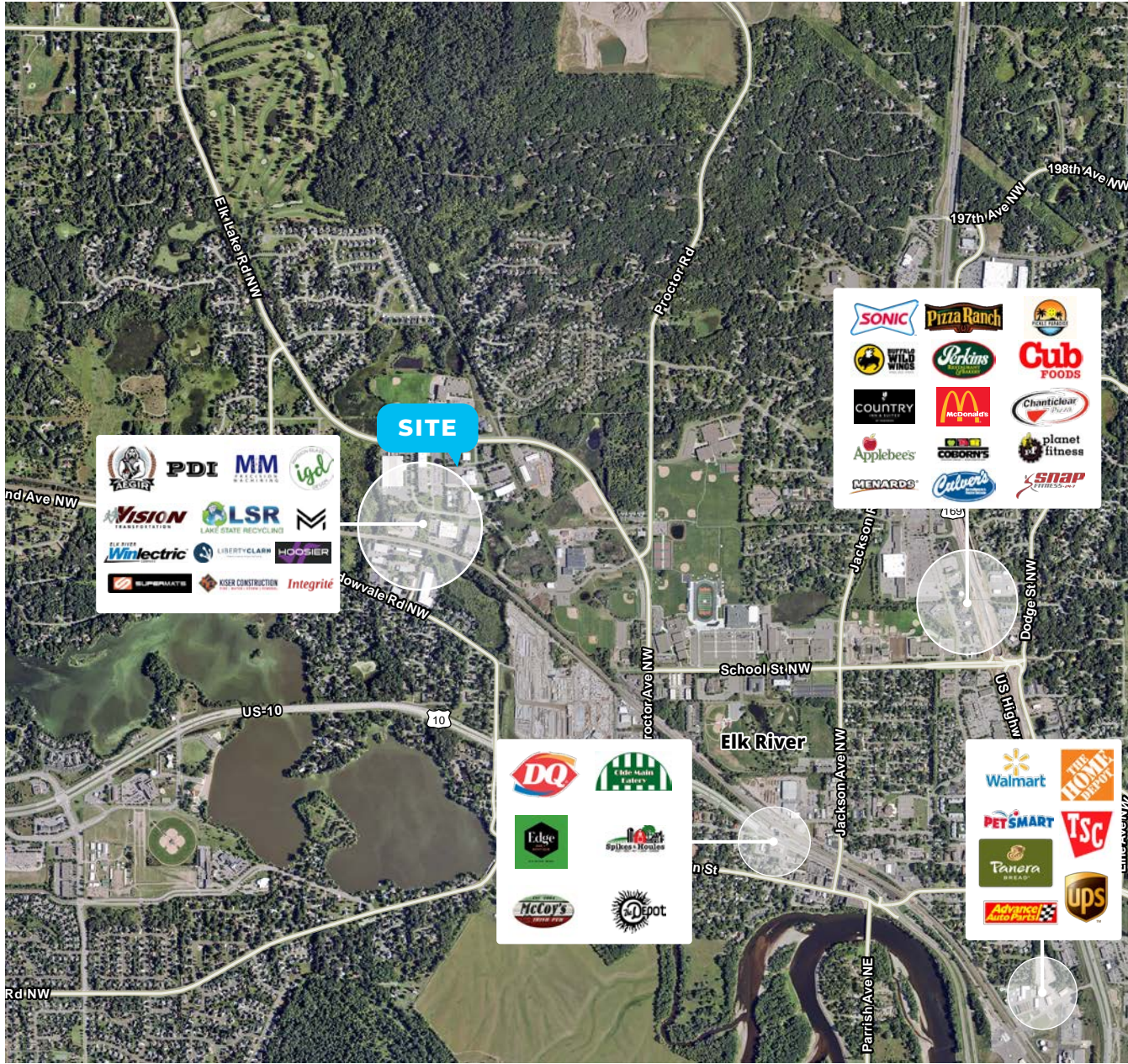
BUSINESS INCENTIVES

CITY OF ELK RIVER, MN

| INCENTIVE PROGRAM | DESCRIPTION | ELIGIBILITY AND BENEFITS |
|---------------------------------------|--|--|
| Business Microloan Fund | Low-interest, long-term loans for industrial, commercial, and downtown property development or improvements. | Up to \$50,000 per project; focuses on stimulating growth and job creation. |
| Job Incentive Microloan | Financial assistance aimed at creating or retaining employment. | Loans tied to job metrics; provides technical support for workforce expansion. |
| Energy Incentive Program | Discounts on electric bills from Elk River Municipal Utilities (ERMU) for qualifying businesses. | Savings for up to two years; ideal for energy-intensive manufacturing operations like those requiring high-amp services. |
| Property Assessed Clean Energy (PACE) | Financing for energy efficiency and renewable projects, repaid through property assessments. | Supports sustainable upgrades; available via state partnerships. |
| Other Financial Incentives | Includes tax incentives and community improvement grants to enhance economic vitality. | Awards for visual and property enhancements; coordinated with Minnesota DEED programs. |



NEIGHBORHOOD AMENITIES



BACKED BY LOCATION

Elk River offers a strategic location for industrial users seeking efficient access, workforce reliability, and long-term value in the northwest Twin Cities metro. Positioned near major transit routes, including U.S. Highway 169, Highway 10, and close proximity to I-94, Elk River provides direct connectivity to regional freight corridors, MSP International Airport, and key logistics hubs.

The area is well-suited for light manufacturing, warehouse/distribution, and flex industrial operations. Surrounding communities support a growing industrial base, with nearby business parks offering scalable sites, modern infrastructure, and flexible zoning options. Elk River's location also places industrial users within reach

of critical supply chains and consumer markets across the Twin Cities and greater Minnesota.

From an operational standpoint, Elk River delivers strong fundamentals: proximity to a skilled labor pool, stable power and utility infrastructure, and a business-friendly suburban environment. Companies benefit from lower congestion, high-quality municipal services, and room to expand—all without sacrificing regional accessibility.

For industrial users looking to expand, consolidate, or enter the Twin Cities market, Elk River combines logistical strength, workforce access, and a location poised for long-term growth.



Nate Erickson, SIOR

Senior Vice President

612.359.1657

nate.erickson@transwestern.com

Alex Baron, SIOR

Senior Vice President

612.359.1658

alex.baron@transwestern.com