



TRANSWESTERN

REAL ESTATE  
SERVICES



# 2025 BONAIRE PATH W

## INDUSTRIAL OUTDOOR STORAGE FOR SALE

ROSEMOUNT, MN 55068

# PROPERTY SPECIFICATIONS



## BUILDING

- Building Area: 9,100 Total SF
  - 3,145 SF Warehouse w/ 610 SF Office
    - Bathrooms, Washer & Dryer
  - 2,700 SF Warehouse
  - 1,200 SF Warehouse
  - 1,455 SF House w/ 350 SF Detached Garage
    - 3 Bedrooms
- Year Built: 1944 - House  
1960 - Warehouse
- Clear Height: 10' - 14'
- Drive-In Doors: 2 (10' w X 8' h); 2 (10' w x 10' h)  
1 (20' w x 12' h); 3 (9' w x 8' h)
- Climate Control: HVAC House & Office,  
Radiant Heat Large Warehouse
- Power: 3 Phase, 240V/200A
- Taxes: \$4,714
- Zoning: Agricultural

## NOTES

- Tenant rents house month to month, \$1,500 monthly gross

## PROPERTY

- 25,000 SF Outdoor Storage
- Property Size: 2.07 Acres
- Parking: Ample

## SALE PRICE

- \$1,150,000 (\$126 psf)

## HIGHLIGHTS

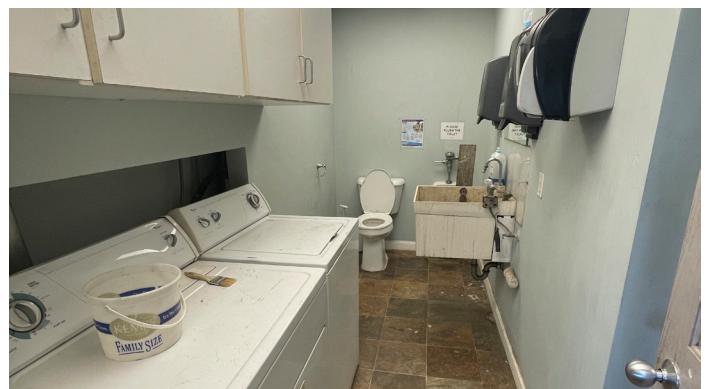
- Multiple Drive-In Doors
- Private Setting
- Outdoor Storage
- Fuel Tank On Site

# SITE



9,100 TOTAL SF AVAILABLE

# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# AREA HIGHLIGHTS



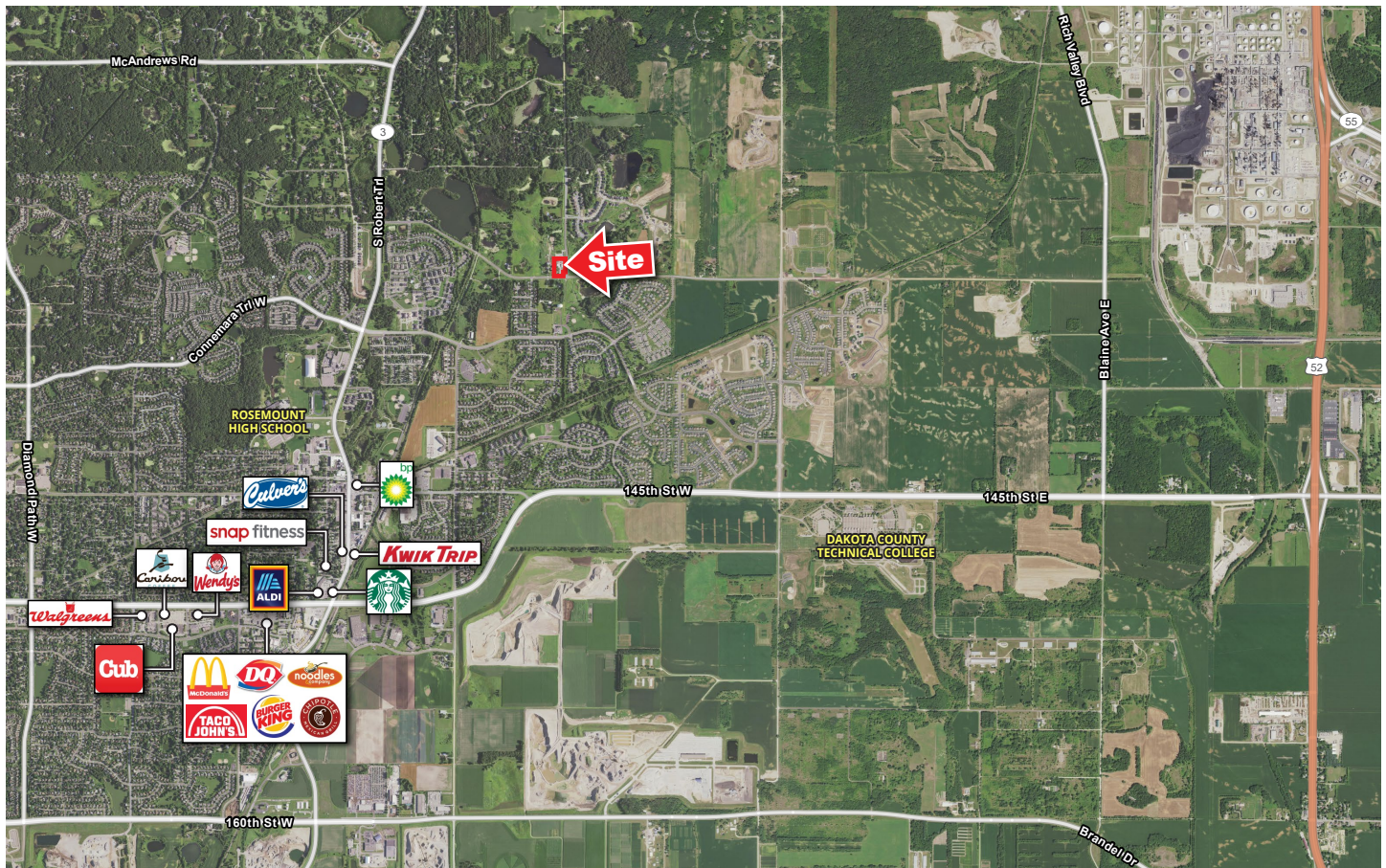
**2 minutes** to MN-3  
and **7 minutes** to  
Highway 52



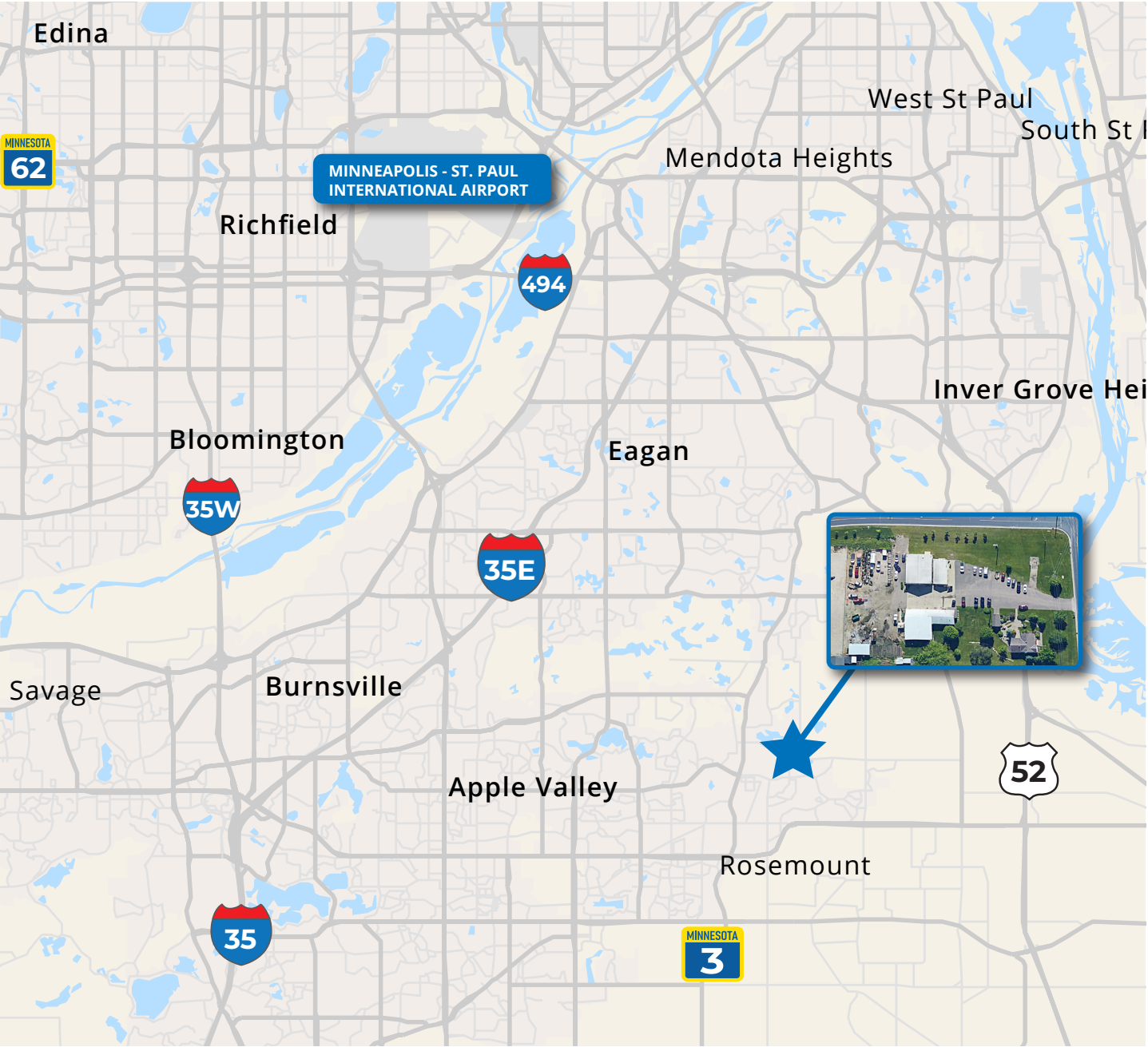
Quick access to  
*restaurants* and  
*retail nearby*



**20 minute** drive  
to *Minneapolis-St.  
Paul International  
Airport*



# PROPERTY LOCATION





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# THINKING BEYOND THE OBVIOUS

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**NATE ERICKSON**

612.359.1657

[nate.erickson@transwestern.com](mailto:nate.erickson@transwestern.com)

**BEN YOUDS**

612.359.1650

[ben.youds@transwestern.com](mailto:ben.youds@transwestern.com)