

## PROPERTY SPECIFICATIONS









### **PROPERTY**

Address: 4439 US HWY 12 SW, Waverly, MN

Property Size: 18,600 SFLand Size: 1.99 acres

Zoning: I-1, Industrial District

• Outside storage (roughly 1/3 acre)

 Seller willing to sell vacant land and existing building/ land separately

#### **PRICING**

Sale Price: \$1,500,000Lease Price: Negotiable

#### **BUILDING HIGHLIGHTS**

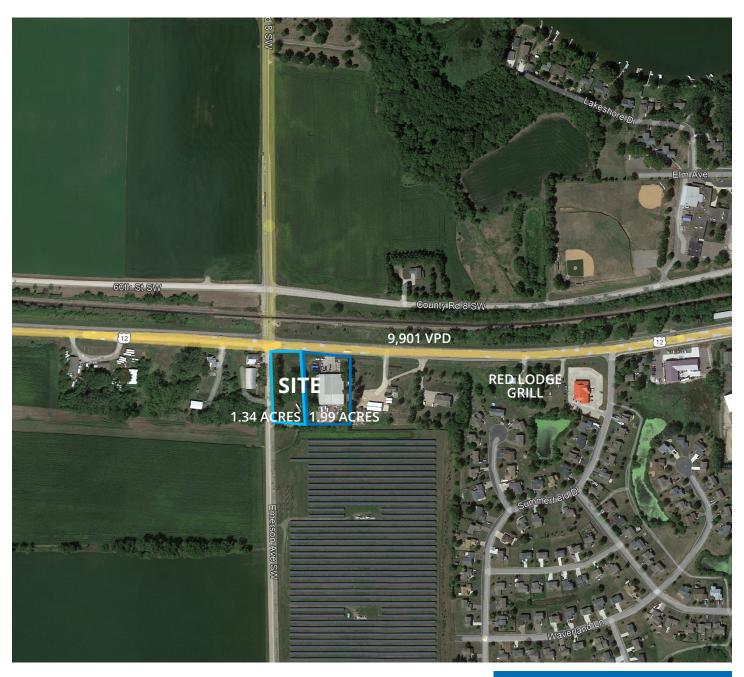
- · 4 drive in doors with 1 drive-thru, 14' clear height
- 45 minutes west of Minneapolis
- Space includes mezzanine, kitchen, 2 bathrooms in office area, 2 bathrooms and shower in warehouse, 4 offices, 1 lounge, and 1 conference room

### **DEMOGRAPHICS (5 MILES)**

Population: 11,332Households: 4,210Median Age: 37.8

Median HH Income: \$84,263

# **PROPERTY AERIAL**





# THINKING BEYOND THE OBVIOUS

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