



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 Homestead w/ 350 SF Detached Garage
 - 3 Bedrooms
- Year Built: 1944 - Homestead
1960 - Warehouse
- Clear Height: 10' - 14'
- Dock Doors: None
- 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 Homestead & Office,
Radiant Heat Large Warehouse
- Power: 3 Phase, 240V/200A
- Taxes: \$4,916

NOTES

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

PROPERTY

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

SALE PRICE

- \$1,500,000 (\$165 psf)

HIGHLIGHTS

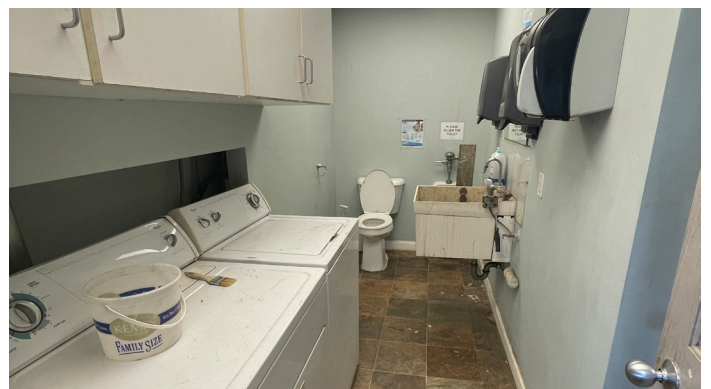
- Multiple Drive-In Doors
- Private Setting
- Outdoor Storage
- Fuel Tank On Site
- Multiple Drive-In's w/ Automatic Garage Doors

SITE



9,100 TOTAL SF AVAILABLE

INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA HIGHLIGHTS



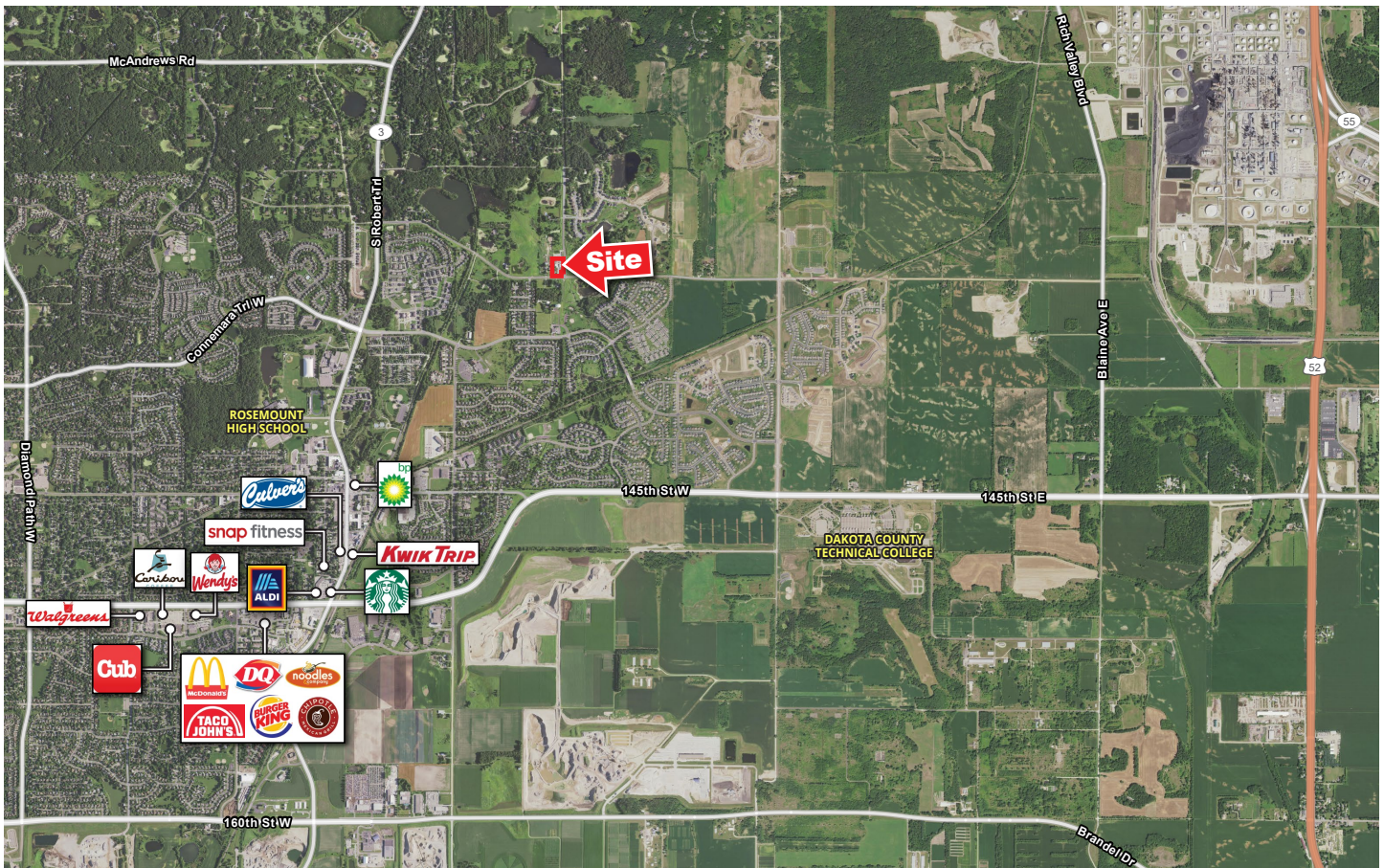
2 minutes to MN-3
and **7 minutes** to
Highway 52



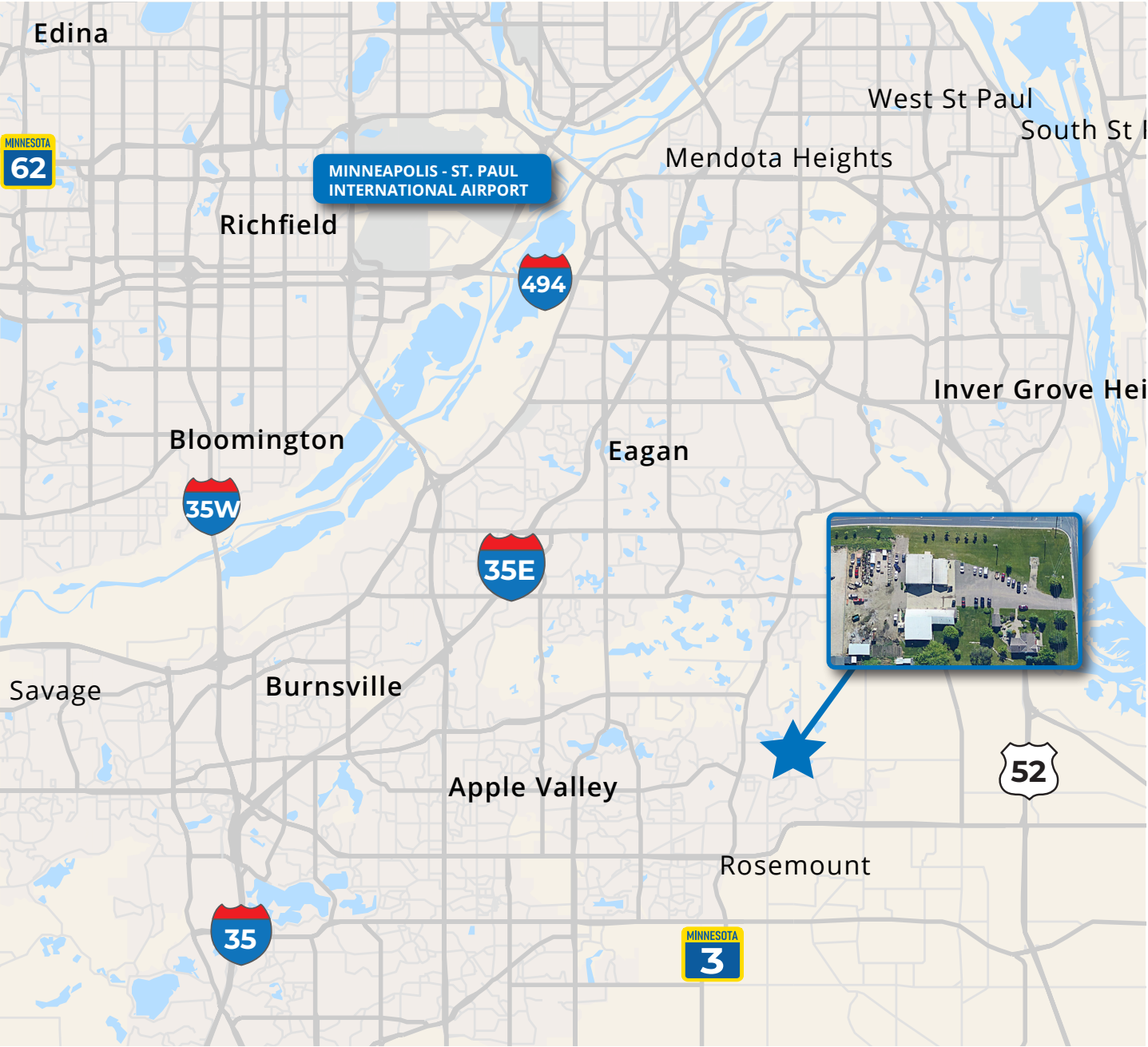
Quick access to
restaurants and
retail nearby



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



PROPERTY LOCATION





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THINKING BEYOND THE OBVIOUS

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