FERGUS FALLS BUSINESS CENTER

BTS - FOR SALE OR LEASE

164 WEYRENS RD, FERGUS FALLS, MN 56537

TRANSWESTERN INDUSTRIAL BROKERAGE | NATE ERICKSON | ALEX BARON | BEN YOUDS
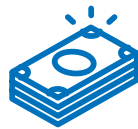
▶▶ PROPERTY HIGHLIGHTS

SALE PRICE	Negotiable
LEASE RATES	Negotiable
BUILDING SIZES	5,000 - 250,000 SF
OFFICE AREA	BTS
WAREHOUSE AREA	BTS
LOT SIZES	2 - 40 AC
CLEAR HEIGHT	BTS
LOADING	BTS
LIGHTING:	BTS
CLIMATE CONTROL	BTS

POWER	BTS - Otter Tail Power
RAIL ACCESS	Genesee & Wyoming (G&W)
ZONING CODE	I-2 - General Industrial
PID:	71003500176002
2023 PROPERTY TAXES	$15,000 ($2.25 PSF)
AVAILABLE INCENTIVES	Minnesota Job Creation Fund Minnesota DEED Greater Fergus Falls MN Rail Service Improvement (MSRI) Launch MN Innovation Grant Local low interest loan programs

11,948	$54,170	5,253	43.8
POPULATION	**AVG. INCOME**	**HOUSEHOLDS**	**MEDIAN AGE**
within 2 miles	within 2 miles	within 2 miles	within 2 miles

17,339	$62,277	7,445	45.1
POPULATION	**AVG. INCOME**	**HOUSEHOLDS**	**MEDIAN AGE**
within 7 miles	within 7 miles	within 7 miles	within 7 miles

SITE MASTER PLAN

POND

RAIL YARD

ACCESS ROAD

130'-0"

310' X 805'
249,550 GSF

PARKING

TRUCK COURT

PARKING

120'-0"

TRUCK COURT

75' X 135'
10,125 GSF

PARKING

EXISTING BUILDING

ACCESS ROAD

PARKING

PARKING

120'-0"

TRUCK COURT

110' X 180'
19,800 GSF

110' X 275'
30,250 GSF

120'-0"

TRUCK COURT

120'-0"

TRUCK COURT

110' X 365'
40,150 GSF

50' X 100'
5,000 GSF

120'-0"

TRUCK COURT

75' X 135'
10,125 GSF

120'-0"

TRUCK COURT

PARKING

75' X 135'
10,125 GSF

120'-0"

TRUCK COURT

PARKING

ACCESS ROAD

ACCESS ROAD

26000280175000

26000280175003

26000280175002

26000280176009

26000280176002

71003500176010

71003991552000

71003991563000

71003991556000

71003991557000

71003500007004

71003500007902

71003991843000

Genesee & Wyoming (G&W)

International Dr

VECTOR
WINDOWS & DOORS

AGGREGATE
INDUSTRIES

SHOREMASTER

OtterTail
POWER COMPANY

Weyrens Rd

1240
1230
1230
1240
1230
1220
1230
1240
1230
1240
1250
1250
1260
1220
1230
1240
1250
1220
1220
1210

94

SITE

Genesee & Wyoming (G&W)

Fergus Falls Historic State Hospital

N Tower Rd

VECTOR
WINDOWS & DOORS

AGGREGATE
INDUSTRIES

SHOREMASTER

HUMANE SOCIETY
OTTER TAIL COUNTY

Catholic
Charities
USA.

UPS

M·R Sign

DEPARTMENT OF
NATURAL RESOURCES

GOLDEN RING
TRUCKING INC.

DVS
Driver & Vehicle Services

FRONTIER
MARINE & POWERSPORTS

DITCH WITCH

Northstar
Behavioral Health

Aflac

FritoLay

West Central
Initiative

Northern Lakes Dental
& Implant Center

COUNTRY
INN & SUITES

Perkins
RESTAURANT & BAKERY

BREMER BANK

Super 8
BY WYNDHAM

Caribou
COFFEE.

Pizza Ranch

Arby's

Jimmy John's

SHERWIN
WILLIAMS.

AmericInn
BY WYNDHAM

CENEX

SUBWAY

Quick Lane
TIRE & AUTO CENTER

BANK OF THE WEST
BNP PARIBAS

Fleet Farm

TITAN
MACHINERY
Power & Precision to Grow

CWA
COLLEGE WAY AUTO
SALES & SERVICE

NELSON
Auto Center

FASTENAL

McDonald's

Wireless
World

Shoretex
FABRIC PRODUCTS

QCI

Productive
Alternatives

LIBERTY
BUSINESS SYSTEMS, INC.

SPEE-DEE
DELIVERY SERVICE, INC.

Fergus
HOME & HARDWARE

Ottertail
Minn-Dakota Coaches

Walmart
Save money. Live better.

MINNESOTA
210

Minnesota State
Community and Technical College

THE HOME DEPOT

O'Reilly
AUTO PARTS

NAPA

Employee Owned
THRIFTY
WHITE
PHARMACY

CHM

FAST LANE

Premier

I-94
emr
Speedway

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