

FABRICATING FOR SALE

6840 DIXIE AVENUE

6840 Dixie Avenue, Inver Grove Heights, MN 55076



SALE PRICE:	\$575,000
LOT SIZE:	1.15 Acres
BUILDING SIZE:	5,450 SF
GRADE LEVEL DOORS	5
DOCK HIGH DOORS:	14
CEILING HEIGHT:	15.0 FT
ZONING:	Industrial
MARKET:	Southeast
CROSS STREETS:	Concord Blvd & Dixie Ave

PROPERTY OVERVIEW

Hard to find clear span industrial building with fenced outside storage and a freestanding enclosed sandblasting building. Zoned industrial, the property allows many uses. **Ideal use: Fabricating**

PROPERTY FEATURES

- Building 1: 4,400 SF with 3 over sized drive in doors and 15 FT clear height.
- Building 2: 1,050 SF sandblasting building with 2 over sized drive in doors.
- Fenced outside storage
- Visibility on Concord Blvd
- 14' drive-in doors
- No columns

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SALIENT INFORMATION

6840 Dixie Avenue, Inver Grove Heights, MN 55076



BUILDING INFORMATION

ADDRESS:	6840 Dixie Ave, Inver Grove Heights, MN, 55076
BUILDING SIZE:	Building 1: 4,400 Square Feet Building 2: 1.050 Square Feet
ACRES:	1.15 Acres, outside storage approved and currently in use, lot is partially fenced.
2020 RE TAXES:	\$7,008
ZONING:	I-1, Limited Industrial - Ideal usage Fabricating
YEAR BUILT:	1974
AVAILABLE SPACE:	5,450 SF
CEILING HEIGHT:	15 feet
LOADING:	(3) Three 14 ft Drive-In Doors in Building 1 (2) Two 14 ft Drive-in Doors in Building 2
POWER:	240 Volts, 200 Amp and 3 Phase

BUILDING FEATURES

CROSS STREETS:	Concord Blvd and Dixie Ave
NEARBY FREEWAYS:	Hwy 52, Hwy 55 & I-494
SIGNAGE:	Building signage available
ACCESSIBILITY:	Lot accessible from Dixie Ave
BUILDING AMENITIES:	14' drive-in doors No columns
LOCATION AMENITIES:	Close to restaurants, shopping & freeways

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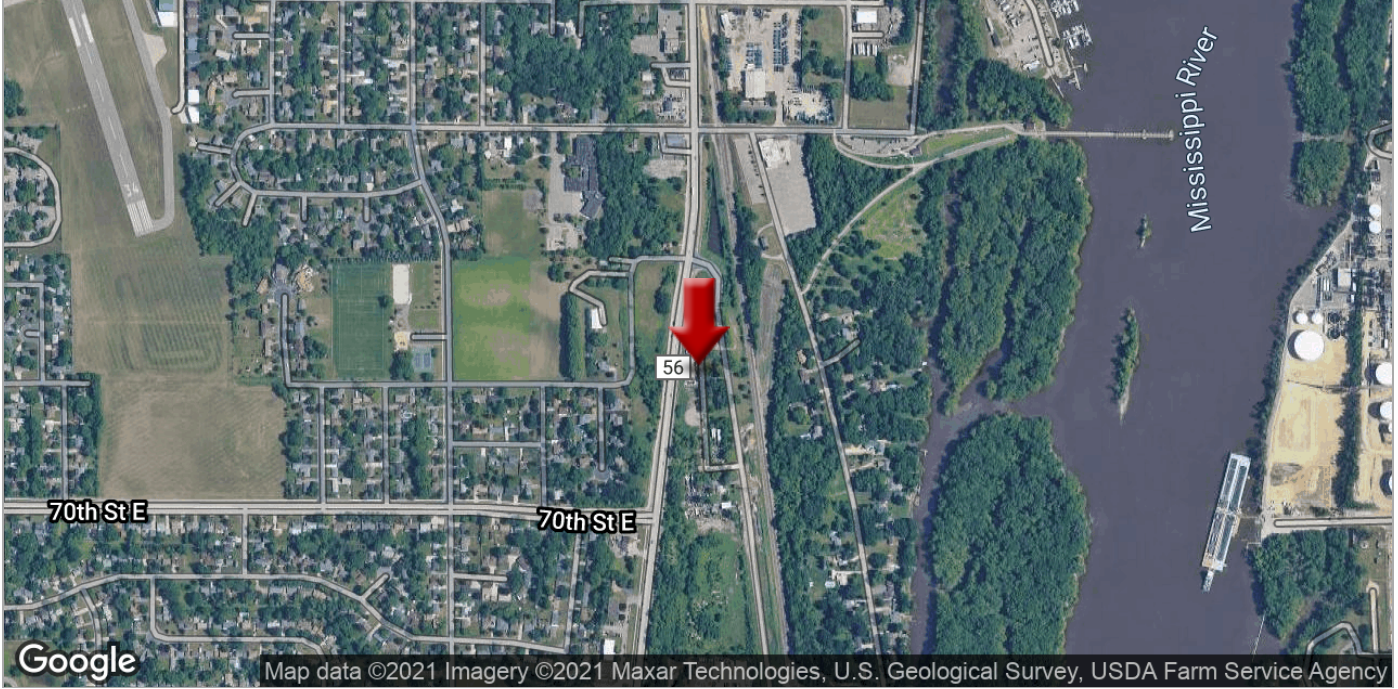
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