

# Industrial Building

## 120 3<sup>rd</sup> Avenue NW, Foley, MN 56329

### Location

- Foley Industrial Park
- Intersection of Hwy 25 & Hwy 23

### Description

- 9,600 sf facility
- 14' clear height
- Forced air heating
- Central air in office area
- 1,000 sf office area w/ 3 offices and large break room



### Construction & History

- Metal building
- 4 overhead doors & 7 service doors
- Constructed in 2006

### Lot Information

- 1.14 acre lot
- 15,235 sf cement parking lot
- Room for expansion

### Utility Services

- City water & sanitary sewer
- Natural gas

### Additional Information

Mike Schmitt  
Coldwell Banker Commercial  
Orion Real Estate  
(320) 251-1177



<http://www.cbcorion.com/site/property/new-office-warehouse-sale-or-lease>