

# WILLMAR WAREHOUSE/ DISTRIBUTION

**For Lease**



2400 19th Avenue SW | Willmar, MN 56201

**46,000 - 61,000 SF**

## PROPERTY DESCRIPTION

Outstanding opportunity for a user to lease 46,000- 61,000 SF freestanding industrial building that consists of office space and warehouse. The building size and layout is well suited for the market. Property has five overhead doors and five loading docks. The mezzanine office is 6,250 SF and consists of private offices, open cubicle space, and a lunch room. The warehouse clear height is 26 feet.

## LOCATION

This multi-building office/warehouse facility positioned on an 8.93 acre site in the southwest portion of Willmar, Minnesota a short distance SW of the downtown district and approximately one-mile north of State Highway 23.

## HIGHLIGHTS

- Many built-in office furniture and cabinets
- Lots of parking for cars and trucks
- Abundant dock and drive-in doors
- Sought after warehouse clear height (26')

## NET RENTAL RATE

\$4.75 PSF

Exclusive Marketing Agent:



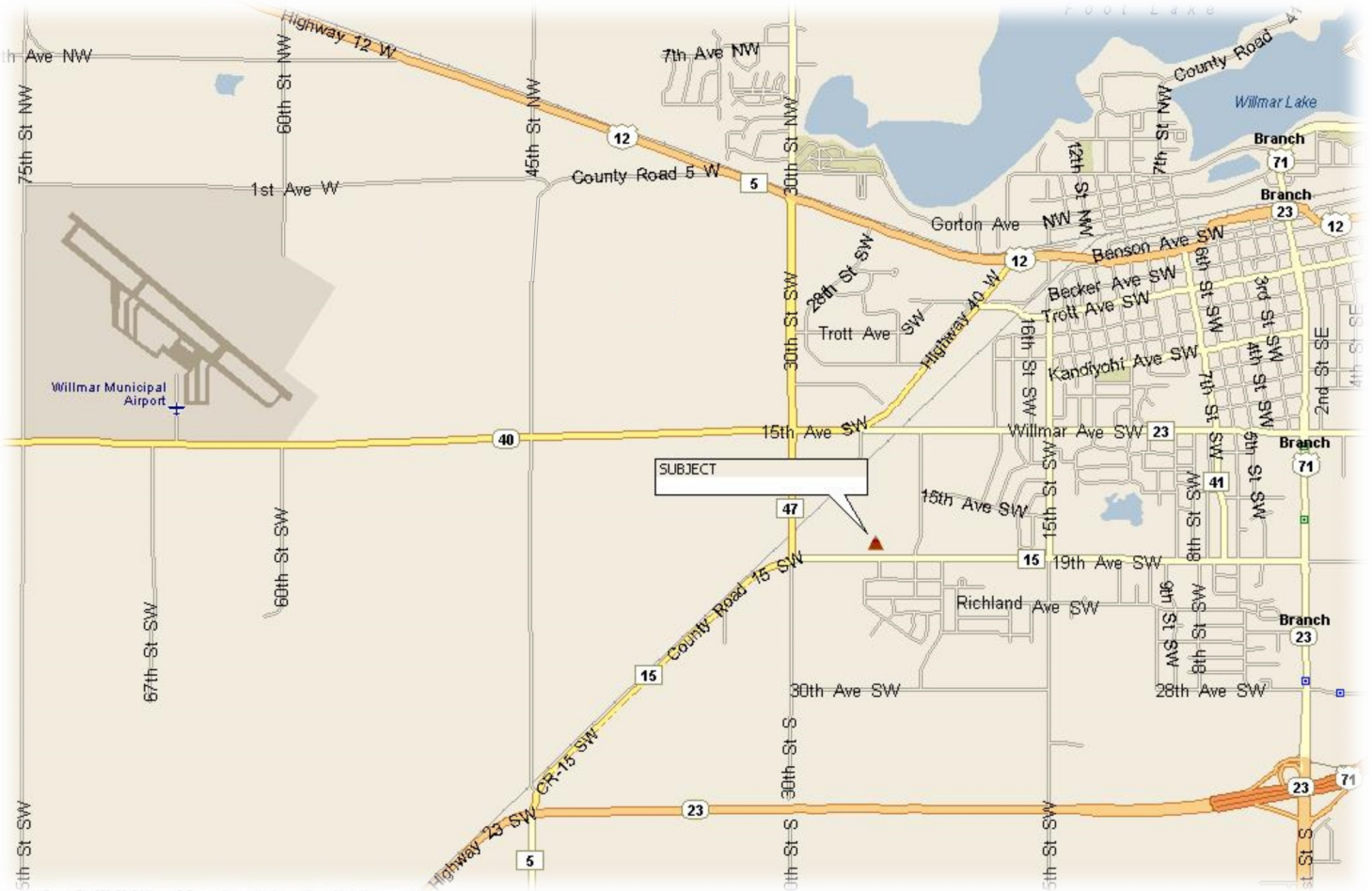
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Trivista Brink Commercial Real Estate Services, as agent, has assembled information in this proposal from sources deemed reliable, however, neither Owner, nor Trivista Brink Commercial Real Estate Services, guarantees the accuracy of such information.

# LOCATION



# PHOTOS





# FLOOR PLANS

