



# FOR LEASE & SALE!



## AUSTIN INDUSTRIAL

104 11th Street NE, Austin, MN 55912

**8,479 SF**

**STANDALONE  
INDUSTRIAL WITH  
OUTDOOR  
STORAGE**

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**Co**mmercial Equities Group  
— Investment Real Estate Services

# THE PROPERTY

**Austin Industrial is a standalone industrial that is perfect for services, contractors, warehousing, and small manufacturing. Location has a large parking lot and fantastic highway access.**

- New exterior paint and new roof
  - Updated power
  - Outdoor storage potential
  - 60'x140' building with multiple drive-ins
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- Website: [CEGspaces.com/austin](http://CEGspaces.com/austin)



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# SPACE INFO

- 3 drive-ins
- 1 infilled drive-in at the front of the building can be reverted
- Updated 3 phase power
- Floor drains
- Heating
- 16' sidewalls
- Potential to demise



**BASE RENT: \$5.50 PSF • EST. OP. EXPENSES: TBD**

**SALE PRICE: \$465,000**

# THE LOCATION

Austin, MN, home to Hormel Foods, has a dense suburban feel with a high rate of homeownership and affordable living. It is a growing community with good healthcare access, parks, and above-average public schools.

- The property's neighborhood is situated near the intersection of I-90 and US-218
- Located 1 mile from Hormel Foods
- Short drive to Albert Lea and within an hour to Rochester
- About 100 miles to Twin Cities

