

6384 NORTH BRANCH

6384 415th St. North Branch Minnesota 55056
+/- 22,440 SF of Industrial on 20 Acres



BUILDING SPECIFICATIONS

RBA: +/- 22,440 SF

Column Spacing: 30'x40'

Clear Height: 20-24'

Building Floor Slab:

Loading: 2 docks, 1 drive-in

PROPERTY HIGHLIGHTS

Space available 22,440 SF



Sale Price of \$3,750,000



Three Switches of BNSF with 3 sidings
totaling 3,500 linear feet



Excellent Access to I-35



LOCATION HIGHLIGHTS

- Excellent access to Interstate I-35 (3.5 miles away)
- Strong industrial location to accommodate both local and regional distribution

