

White Bear Twp | MN 55110  
5920 Highway 61



For Sale



**\$944,000**

## PROPERTY HIGHLIGHTS

- 4,000 square foot, 2 bay industrial building
- Approximately 87,120 square foot or 2 acre lot size
- Built in 1992
- 15' clear height
- (2) Drive-in loading doors (14'x12' each)
- Approximately 200 amps of power
- 1 Trench drain and flammable waste trap per bay
- 6" line available to add a sprinkler system
- Infrared heating in shop and electric heat in office
- 1 bathroom per bay
- I-1 Light Industrial zoning
- Fenced yard with outside storage
- Access to Highway 61 and I-35E via Main Street/Frenchman Road



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)

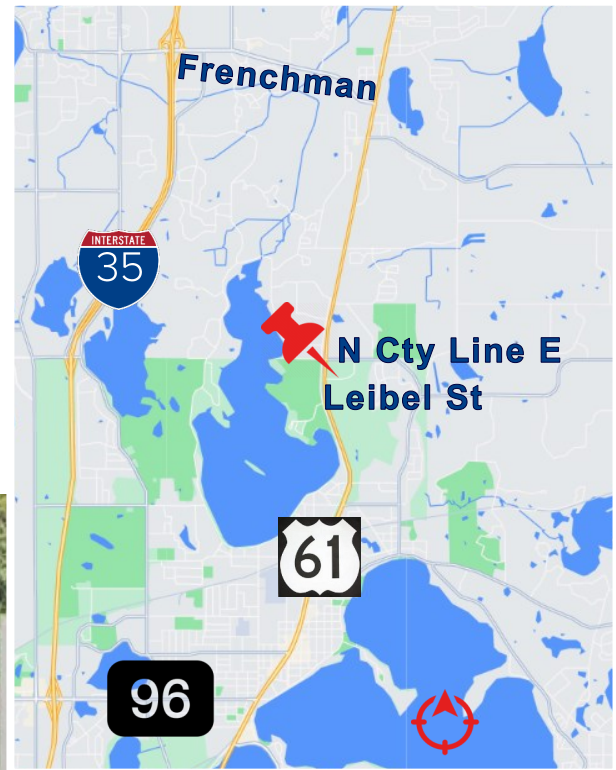


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