



For Sale or Lease

Life Science & Manufacturing Facility

1260 Red Fox Road | Arden Hills, Minnesota

Purchase Price \$6,550,000 | Available 12,700 – 47,100 SF

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Property Overview & Specifications

1260 Red Fox Road is a specialized life science and advanced manufacturing facility with a strong mix of **cleanroom**, **laboratory**, **engineering**, and **controlled production environments**. The building supports companies that require stable utility infrastructure, precise environmental controls, and efficient production flow. Recent upgrades, including **modernized office space** and a **new parking lot** completed in 2023, enhance overall functionality.

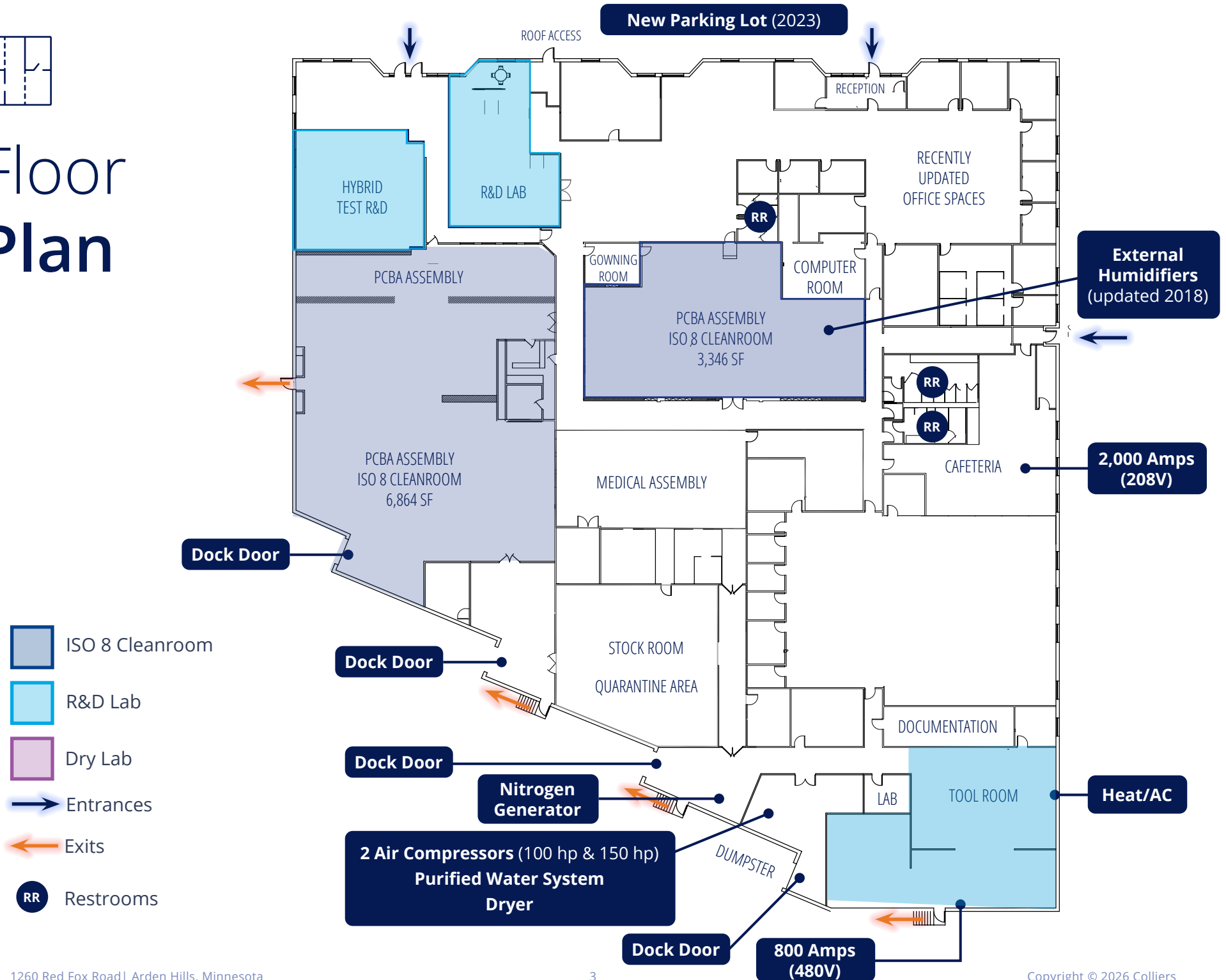
The facility includes **two large ISO 8 cleanrooms** with full temperature and humidity control, a DI water system, a nitrogen generation system, and both 208V and 480V electrical service. Conditioned loading areas with **four dock positions** improve material handling while maintaining product integrity, and **two compressors** support manufacturing and lab requirements. The configuration of office, lab, and production areas creates a **flexible and operationally efficient environment for life science, medical device, and high tech users**.

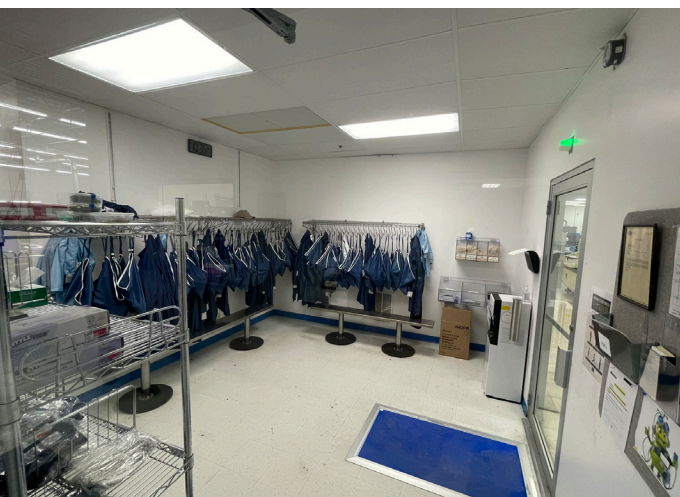
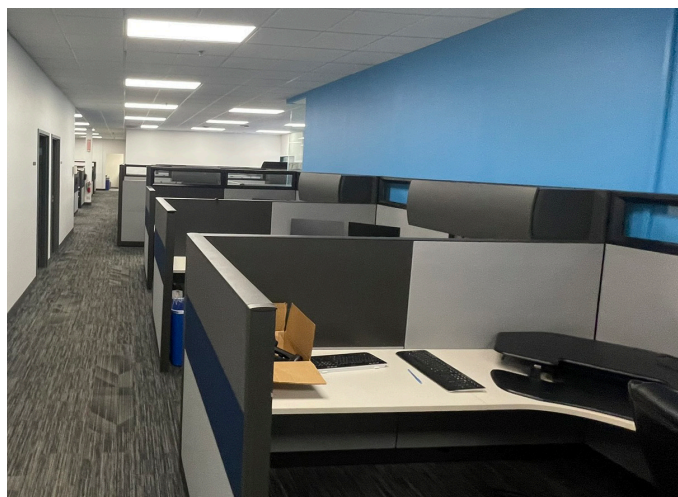
Building Size and Site	47,100 SF on 3.74 acres
Cleanrooms	Two ISO 8 cleanrooms (6,864 SF and 3,346 SF) with full temperature and humidity controls
Laboratory and Production	Engineering labs, metrology, QA, R&D spaces, medical assembly areas, PCBA assembly areas
Utilities and Infrastructure	208V and 480V power, DI water system, nitrogen generator, two air compressors, tenant installed HVAC for cleanrooms
Loading and Material Flow	Four (4) conditioned dock positions
Mechanical Systems	Fully heated and cooled via RTUs, sprinklered throughout
Office and Support Areas	Updated office area, documentation areas, cafeteria, engineering offices
Site Improvements	New parking lot completed in 2023
Construction	Precast panel and concrete block construction
Sale Price	\$6,550,000
Available	12,700 – 47,100 SF
Lease Rate	Negotiable





Floor Plan

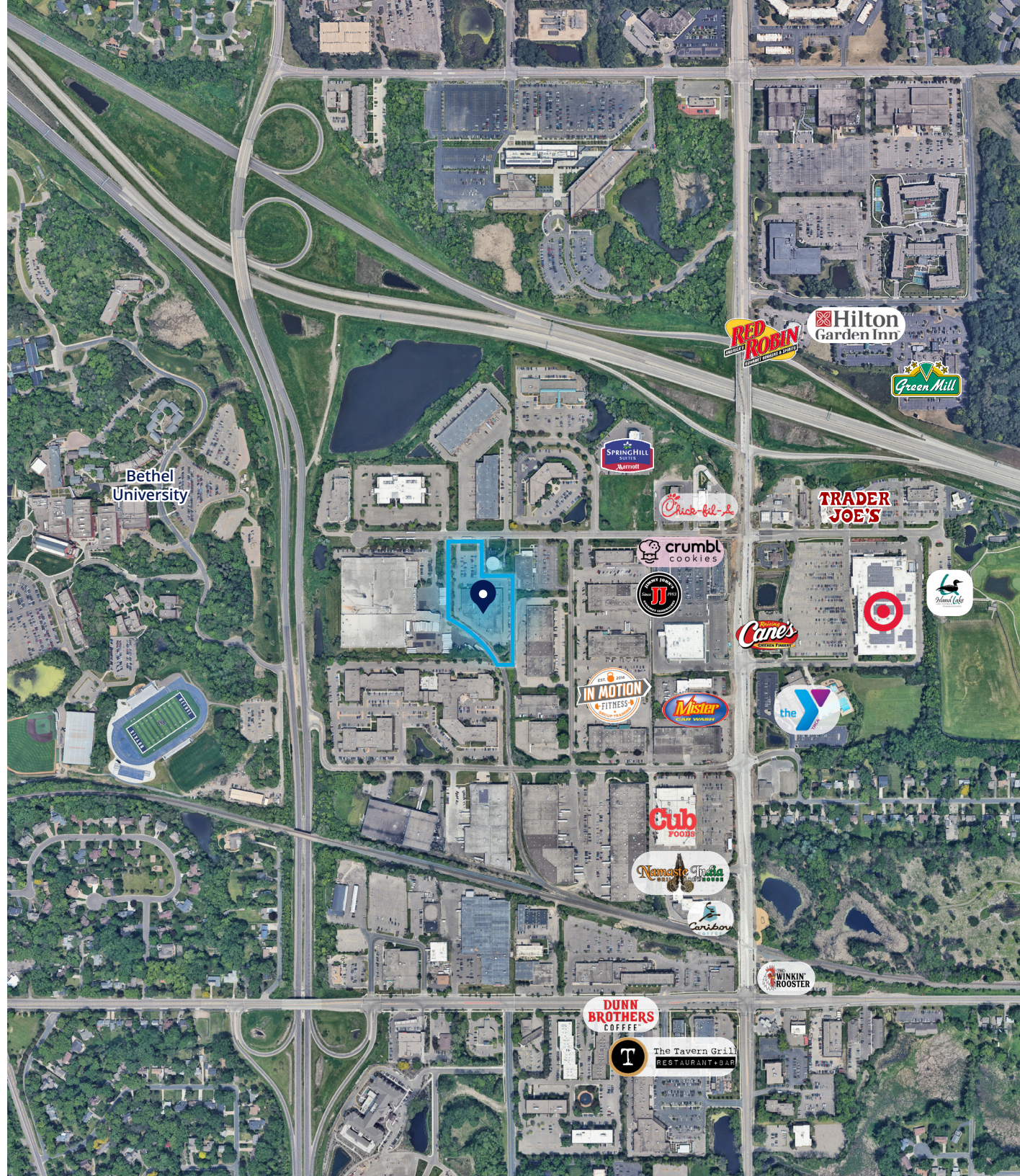






Nearby Amenities

Surrounded by a strong mix of nearby restaurants, retail, and daily conveniences, the property offers easy access to amenities that support tenant satisfaction and employee convenience.





For more information, contact:

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