

INDUSTRIAL

Medford Industrial Land

Rare Industrial Outdoor Storage Opportunity

ADDRESS

6150 Frontage Road W
Medford, MN 55049

PROPERTY OVERVIEW

Medford Industrial Land offers 12.65 acres and up to 168,000 SF **build-to-suit and/or outdoor storage**. This land has buildings already built including storage and an office building.



THE
BROOKSHIRE
COMPANY

Property highlights

Rare Industrial Outdoor Storage Opportunity

Existing buildings with excess land. This site can provide the perfect opportunity for a user looking for outdoor storage, laydown yard, or truck/trailer parking.

Build-to-Suit Flexibility

Up to 168,000 SF designed around your operation.

Accessible & Visible fom I-35

Location

Conveniently located on the north side of Owatonna with easy access to the southern Twin Cities.

Property Parcels

PID #11-017-4204 (12.65)

Topography

Flat

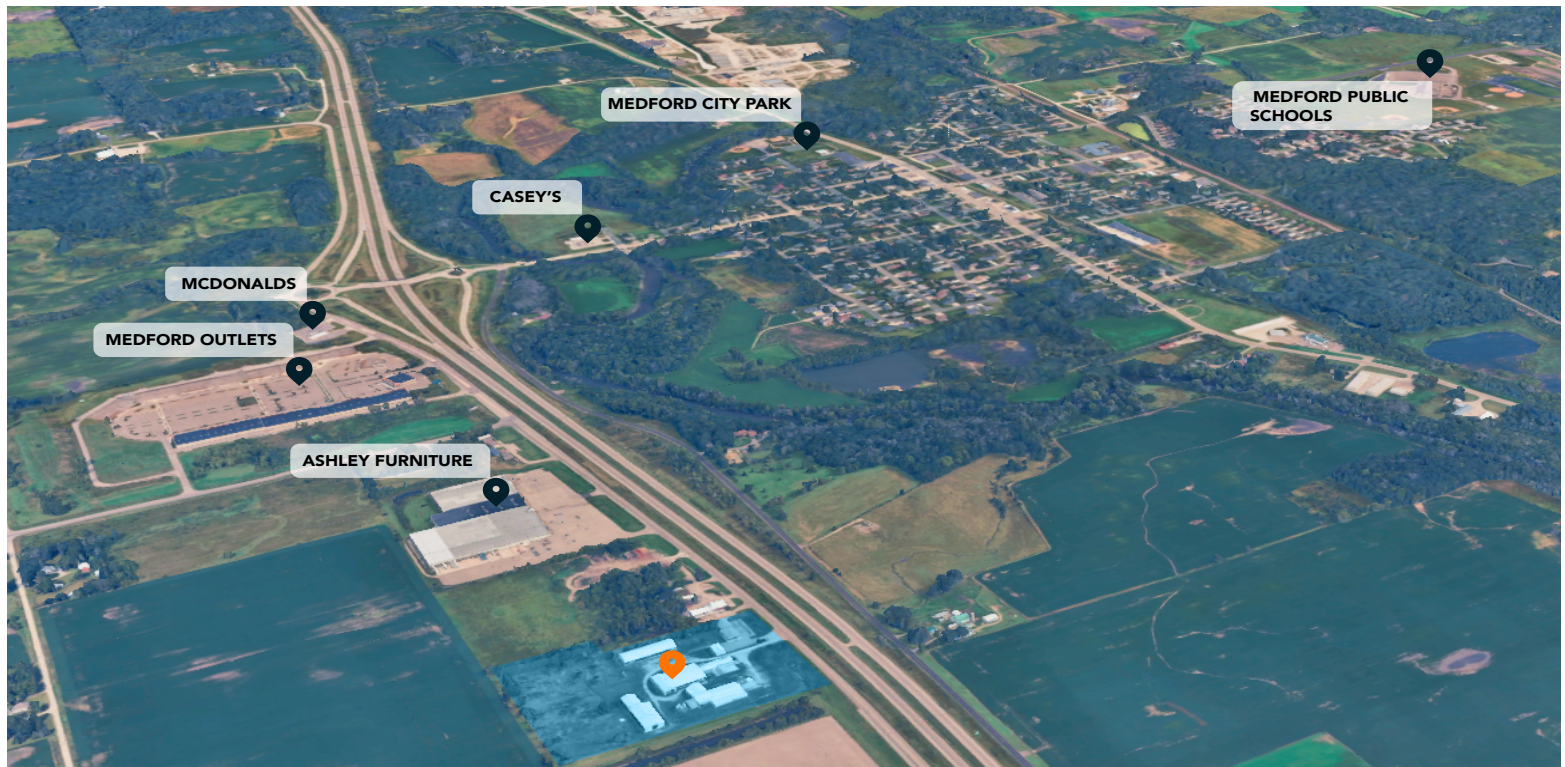
Current Use

Current Use: Storage

Zoning

PUD Mixed Industrial - Light Industry

Preliminary discussions with Municipality for potential rezoning have begun. Contact broker for questions.



Specifications

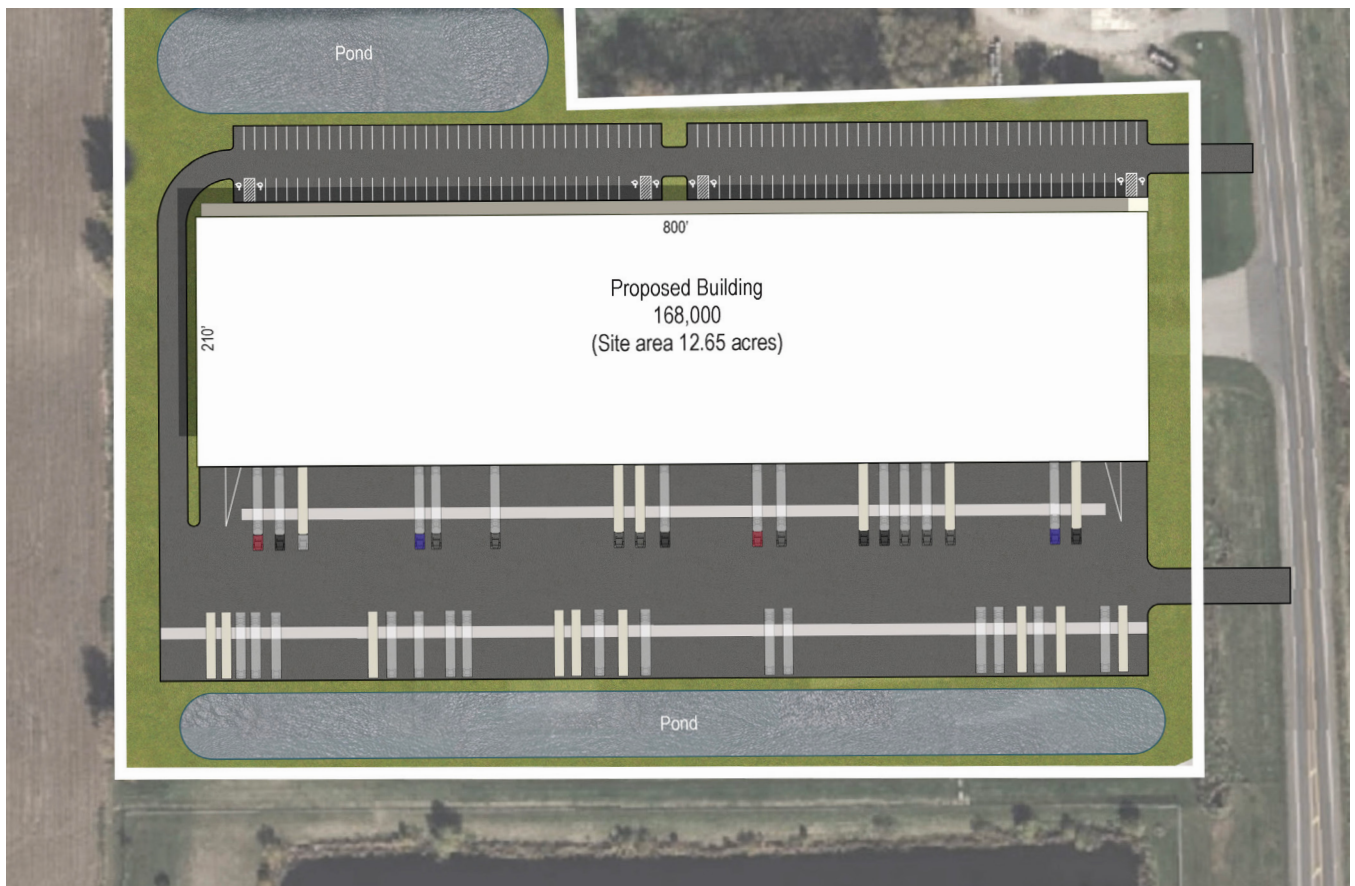
The specifications provided represent a proposed build-to-suit building concept designed to meet a diverse range of potential needs. This building has not been constructed, and all details are subject to customization based on specific tenant requirements. Final specifications will be determined through the design and construction process.

ZONING	PUD: MIXED INDUSTRIAL	HEATING	PUD: MIXED INDUSTRIAL
LAND USE	EXISTING STORAGE BUILDINGS	AIR CONDITIONING	EXISTING STORAGE BUILDINGS
PROPERTY ACCESS	EXCELLENT ACCESS	COLUMN SPACING	EXCELLENT ACCESS
NEARBY HIGHWAY	I-35 (1.3 MILES)	POWER	12.65 ACRES
AIRPORT ACCESS	OWATONNA DEGNER REGIONAL AIRPORT (3.4 MILES)	SLAB	168,000 SF * BUILT-TO-SUIT
LOT SIZE	12.65 ACRES	CLEAR HEIGHT	32'
PROPOSED BUILDING	168,000 SF * BUILT-TO-SUIT	DOCKS	16 EQUIPPED DOCK POSITIONS
OFFICE	~10,000 SF	LEVELERS	MECHANICAL
WAREHOUSE	~158,000 SF	DRIVE-IN	2
BUILDING CONSTRUCTION	CONCRETE PANEL	PARKING	BUILT-TO-SUIT
FLOORS	SINGLE-STORY	EMPLOYEE	~154 SPACES
LIGHTING	NO INTERIOR LIGHTS	TRUCK PARKING	~50 STORAGE YARD OUT-LOT



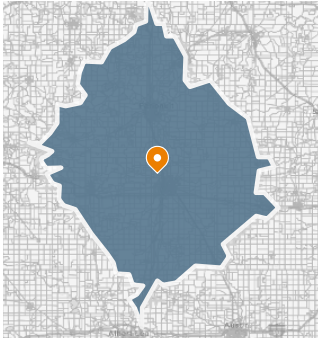
The images and specifications provided are a representation of the potential building to be constructed. These are not depictions of the actual building. The images and specifications have been supplied and approved by RJ Ryan Construction solely for marketing purposes and may not reflect the final design or construction.





Labor snapshot

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



POPULATION
129,428

LABOR FORCE
67,713

PER CAPITA INCOME

CHARLES CITY,
IOWA

\$44,486

NATIONAL
AVERAGE

\$43,289

MEDIAN HOME VALUE

DRIVE TIME
MEDIAN HOME
VALUE

\$265,411

NATIONAL
MEDIAN HOME
VALUE

\$303,400

TOP REPRESENTED INDUSTRIES

- Manufacturing
- Food Manufacturing
- Machinery Manufacturing

FOOD MANUFACTURING			
TITLE	SOC	EMPLOYEE	AVERAGE WAGE
LABORERS AND FREIGHT, STOCK, AND MATERIAL MOVERS, HAND	53-7062	1,737	\$22.74
PACKAGING AND FILLING MACHINE OPERATORS	51-9111	425	\$23.70
FOOD BATCHMAKERS	51-3092	315	\$19.52

FABRICATED METAL PRODUCT MANUFACTURING (332)			
TITLE	SOC	EMPLOYEE	AVERAGE WAGE
TEAM ASSEMBLERS	51-2092	909	\$22.07
INDUSTRIAL ENGINEERS	17-2112	483	\$48.89
COMPUTER NUMERICALLY CONTROLLED TOOL OPERATORS	51-4121	439	\$26.97

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs. Contact Brookshire for a more detailed, industry-specific labor analysis.

We Help Companies Succeed and Communities Thrive®



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