

PRIME COMMERCIAL / INDUSTRIAL OPPORTUNITY — Offered at \$465,000



- 2.2 acre location within the Baxter Industrial Park
- Former “Crow Wing Press” Building
- Great proximity to the planned Cypress Road Extension project
- 6000sf building with loading dock, offices, mezzanine level, much more.
- Zoned Commercial Industrial Office

PLEASE
CONTACT



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DENALI COMPANIES, 13954 Cypress Drive, Baxter, MN 56425

The above information has been obtained from the property owner or other sources that we deem reliable, however, neither the owner nor Denali Companies guarantee the accuracy of such information.

8301 Industrial Park Road, Baxter, MN 56425



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|----------------------|------------------------------|---|
| Demographics: | Crow Wing County Population: | 61,070 (2005*) |
| | Avg Household Income: | \$37,589 (2000) |
| | Baxter Population: | 6,887 (2004**) |
| | Avg Household Income: | \$52,289 (1999) |
| | Brainerd Population: | 13,798 (2004**) |
| | Avg Household Income: | \$26,901 (2000) |
| | Source: | US Census Bureau; Community Partners Research, Inc. |
| | | * MN Demographers Office |
| | | ** MN State Demographer Office and US Census Bureau estimates |

Area Information: The Highway 371 and 210 intersection in Baxter has evolved from a local junction to a major regional retail crossroads of Central Minnesota. It has affected traffic patterns in the Brainerd Lakes Area and has made Baxter a regional commercial destination for nearly 100,000 year-round residents and as many as 150,000 visitors or part-time residents for a total seasonal population of approximately 250,000 people. Baxter is the downtown of the lakes region.



office **218.824.5000** | toll free **877.557.1031**

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