

83,000 SQ. FT.
WAREHOUSE/
DISTRIBUTION BUILDING
ON 4.32 ACRES

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TUESDAY, JUNE 17 – 11 AM
2100 West Minnesota Avenue
Benson, Minnesota

*Building
Able to
Subdivide!*

REAL ESTATE AUCTION

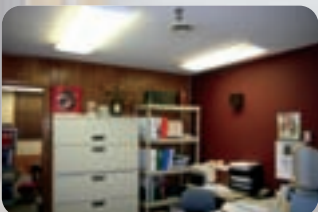


REAL ESTATE TERMS: 8% Buyer Premium. 20% Certified Deposit due on Day of Sale, Balance due at Closing within 30 days. Attorney Don Wilcox of Wilcox & Ulmaniec, P.A., 320-842-5391 represents the Seller. Selling Subject to Owner Confirmation. Real Estate is selling AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED. See Bidder Kit for Complete Terms. All information received from reliable sources believed to be correct but not guaranteed by auction company. Any announcement made at the auction will take precedence over any material published about this event. In all transactions, Auctioneer is acting as an agent for the Seller.

AUCTION

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Lender Orders Immediate Auction! Auction will be held on-site!



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83,000 SQ. FT.

WAREHOUSE/DISTRIBUTION BUILDING ON 4.32 ACRES

**Former Future Products Building
2100 West Minnesota Avenue, Benson, Minnesota**

Property currently has Three Tenants

Highway 12 Frontage

Room to Expand and/or Subdivide!

76,820± Sq. Ft. of Warehouse Space

6,180 Sq. Ft. Office Space

14' & 22' Sidewalls • 8 Dock Doors

8" Concrete Floors • Sprinkler System

Warehouse & Office Space Heated & Air Conditioned

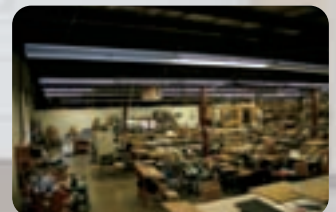
Gas Heaters • Municipal Utilities

Property is in Good Condition! Ready for Expansion!

Located in Benson Industrial Park

Low Business Overhead

Fantastic Opportunity to Subdivide!



INSPECTIONS: Mondays, June 2 & 16 from 2 PM-5PM • Tuesday, June 17 from 9-11 AM • Other times by appointment.

BROKER PARTICIPATION: Broker Participation is welcome, but not required. A 1% Commission will be paid to the licensed broker who registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

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REQUEST BIDDER KIT FOR COMPLETE TERMS AND DETAILS!**

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**AUCTION DIVISION
507.285.1444
Rochester, Minnesota 55903**