

## Mille Lacs Energy Headquarters

36559 US Hwy 169, Aitkin, Minnesota 56431 - Aitkin County



### Property Details

**Latitude/Longitude:** 46.5344, -93.6834

**Type of space:** Industrial, Commercial

**Min Size:** 45,504 sqft

**Max Size:** 45,504 sqft

**Last Updated:** 6/4/2024

### Northspan Contact

**Company:** Northspan

**Contact Name:** Shaun Hainey

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**City:** Duluth

**State:** Minnesota

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**Website:** <https://www.northlandconnection.com>

NORTHSPAN

### Documents

[Listing Flyer.pdf](#)

### Availability

**For Sale:** Yes

**Sale Price:** \$1,500,000.00

### Description

Take the opportunity to move your business or add another location! Office spaces with a combination of heated and cold storage. This industrial site provides room for large trucks and equipment to keep them out of the weather. The property includes a main office/shop and two pole buildings. The main office shop (100 ft. x 125 ft.) constitutes about 60% of the total Gross Building Area, with concrete block construction and a mix of office and shop space. The pole buildings include one 60 ft. x 120 ft. insulated storage building with in-floor heat and one 60 ft. x 170 ft. cold storage building with concrete floor. The quality/appeal and condition of the improvements is rated average. The property includes a fenced/secured outdoor storage area and significant frontage on US Highway 169.

### Building Details

**Total Building sf:** 45,504 sf

**Office sf:** 12,500 sf

**Amenities:** 45,504 SF industrial building located on a 21.57 acre +/- site at 36559 US Highway 169, Aitkin, MN. The building functions as the headquarters for Mille Lacs Energy Cooperative. •Highway traffic, visible location •High-speed Fiber-to-the-Premise Internet •Spacious yard and maintained landscaping •2 large storage buildings •Fenced equipment yard •Recent interior renovations •Semi truck assessable driveway

### Site Details

**Total Acres:** 21.57 acres

### Incentives

**Opportunity Zone:** Yes

### Transportation

**Nearest Airport:** Aitkin Municipal Airport

**Distance to Airport:** 1.2 miles

**Port:** Yes

**Distance to Port:** 86.0 miles

**Nearest Interstate:** I 35

**Distance to Interstate:** 50.4 miles

**Nearest Highway:** Hwy 169

**Distance to Major Highway:** .04 miles

### Utilities

**Electric Service Provider:** Mille Lacs Electric Cooperative

## Contacts

**Company:** Great River Energy

**Name:** Jeff Borling

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