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INFO.**

**LISTING PRICE:
\$2,900,000**



**REFRIGERATED
WAREHOUSE**

LISTING #18808

ORTONVILLE, MN
5 ACRES M/L

LINDSEY BROWN | MN LIC 40260937

701.371.5538

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JAMES JENSEN | MN LIC 40630462

701.730.0104

James@NowRealtyND.com



PROPERTY INFORMATION

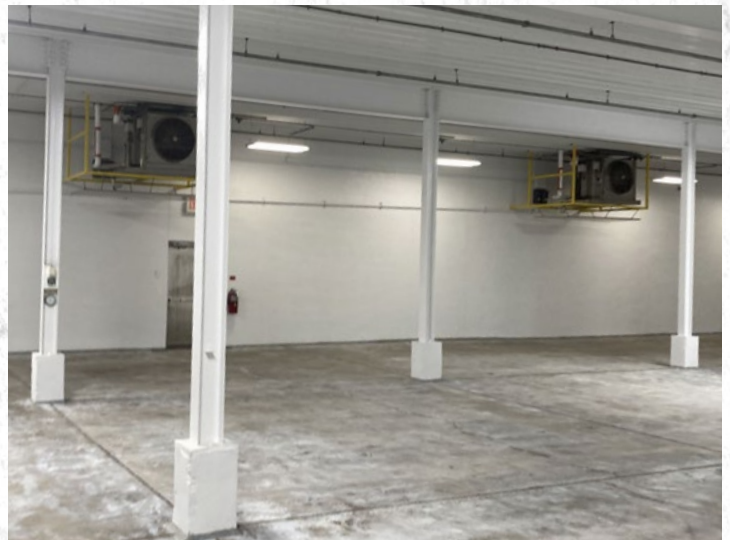
Set within a strong agricultural and logistics region, this approximately 94,000 SF refrigerated warehouse offers a dependable and adaptable environment for companies requiring temperature-controlled space, warehousing, production, or distribution capabilities. The property combines food-grade features, insulated areas, reliable low-cost power, and access to major Upper Midwest transportation routes, making it a practical option for cold-storage users, food producers, 3PL providers, cooperatives, manufacturers, and other industrial users. The warehouse is located within the City of Ortonville's Opportunity Zone.

The facility is situated on approximately 5 acres, providing room for current operations and potential future expansion. One of the property's strongest features is its layout, with multiple divided warehouse and refrigerated sections that may be modified, combined, or repurposed to accommodate a variety of operational needs. This configuration allows users to separate production, storage, staging, inventory, or temperature-controlled functions within the same facility.

Insulated areas, updated mechanical systems, loading infrastructure, and substantial electrical capacity support continued use as a refrigerated warehouse while also providing flexibility for other industrial, agricultural, manufacturing, processing, storage, or distribution operations. The layout allows a future owner or tenant to adapt portions of the building over time rather than being limited to one specific use.

The property's location serves as a natural hub for regional distribution, with convenient routes into Minnesota, South Dakota, North Dakota, and the surrounding Upper Midwest. The area's established agricultural and food-sector workforce further supports long-term industrial operations.

Overall, 391 Old Highway 12 West offers a spacious and adaptable facility with the infrastructure, divided layout, and regional connectivity to serve a wide range of users. Its combination of refrigerated capacity, flexible interior sections, loading access, and expansion potential positions the property as a practical long-term asset for companies seeking a strategic Upper Midwest location.



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DIRECTIONS

In Ortonville, at the intersection Hwy 12 and Hwy 75, drive west on Hwy 12 for 1/2 mile, drive past the Subway, and take the first left staying on Hwy 12 for 4/10th of a mile to Big Stone County Road 15, then turn left and drive south on Big Stone County Road 15 for 3/10th of a mile to Mill Road. Then turn right onto Mill Road and drive 2/10th of a mile, and the warehouse will be on the left.



IMPROVEMENTS

Renovated and updated in 1996

FEATURES

FDA-certified food grade refrigerated warehouse. Ammonia based cold storage with mid-30s degree Fahrenheit operating capacity. Fully sprinklered with the majority of LED lighting. Expansion capability.

LISTING PRICE: NET TAXES:

\$2,900,000 **\$6,878**

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REMAX Now
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