



CALL
FOR
PRICE



REFRIGERATED
WAREHOUSE

LISTING #18808

ORTONVILLE, MN
5 ACRES M/L

LINDSEY BROWN | MN LIC 40260937

701.371.5538

Lindsey@PeoplesCompany.com

JAMES JENSEN | MN LIC 40630462

701.730.0104

James@NowRealtyND.com



PROPERTY INFORMATION

Set within a strong agricultural and logistics region, this 94,000 SF refrigerated warehouse offers a dependable, well-built environment for companies that rely on temperature-controlled operations. The property brings together food-grade construction, reliable low-cost power, and direct access to major Upper Midwest transportation routes, making it an efficient and practical choice for cold-storage users, food producers, 3PL providers, and cooperatives. Its solid infrastructure also opens the door for potential data-center conversion. This warehouse sits within the City of Ortonville's Opportunity Zone.

The facility sits on approximately 5 acres, allowing both current functionality and future expansion. Users benefit from large, clear-span refrigerated areas, insulated construction, and updated mechanical systems that support consistent performance. Its location serves as a natural hub for regional distribution. With easy routes into Minnesota, South Dakota, North Dakota,

and beyond, the property supports smooth, efficient movement of goods across the Upper Midwest. Local workforce strength, built around agriculture and food-sector jobs, further enhances its value for long-term operations.

For organizations looking ahead, the site's combination of insulation, layout, and power supply also makes it a compelling candidate for data-center use. The building's structure and setting provide the stability, cost efficiency, and scalability that digital operations often seek.

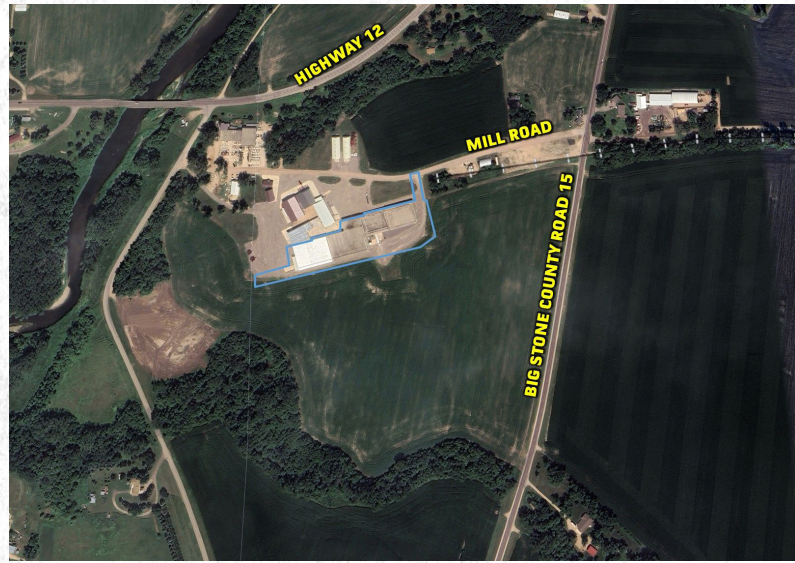
Overall, 391 Old Highway 12W offers a reliable, spacious, and adaptable facility that can meet the needs of a wide range of users. Its blend of quality construction, regional connectivity, and flexible design positions it as a long-term asset for companies seeking a strong foothold in the Upper Midwest cold-chain and logistics network.



Direction: 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.

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**NET TAXES:
\$6,878**

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Listing #18808

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