

**UNITS START AT
\$195K FOR 1,040 SF + OPTIONAL MEZZANINE**



IDEAL FOR:

Workshop
Showroom
Office Spaces
Exotic Car Repair

● Warehouse
● Private Office
● Luxury Garage
● Ultimate Car Cave



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www.WestEndDelano.com

PHASE I COMPLETE - MOVE IN READY
NOW RESERVING PHASE 2 - Available July 2025



CUSTOMIZABLE UPGRADES AVAILABLE

The West End Autoplex & Business Center is a cutting-edge facility, designed to accommodate a wide range of businesses and personal ventures. With state-of-the-art construction and customizable units, it promises to be the ideal space for entrepreneurs, professionals, and auto enthusiasts alike.

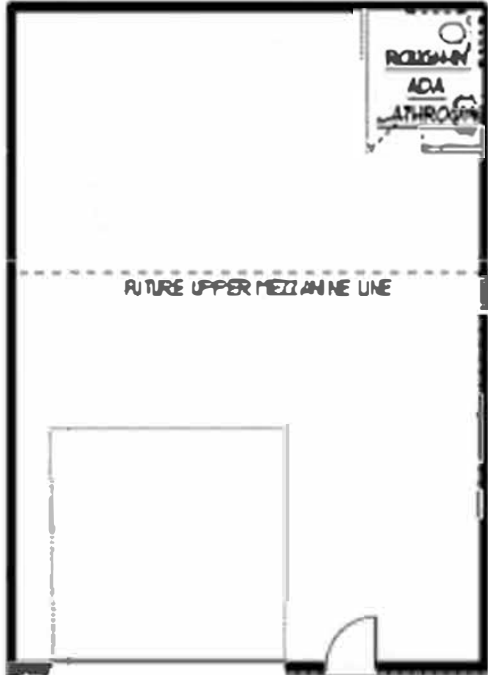


For More Info Contact:

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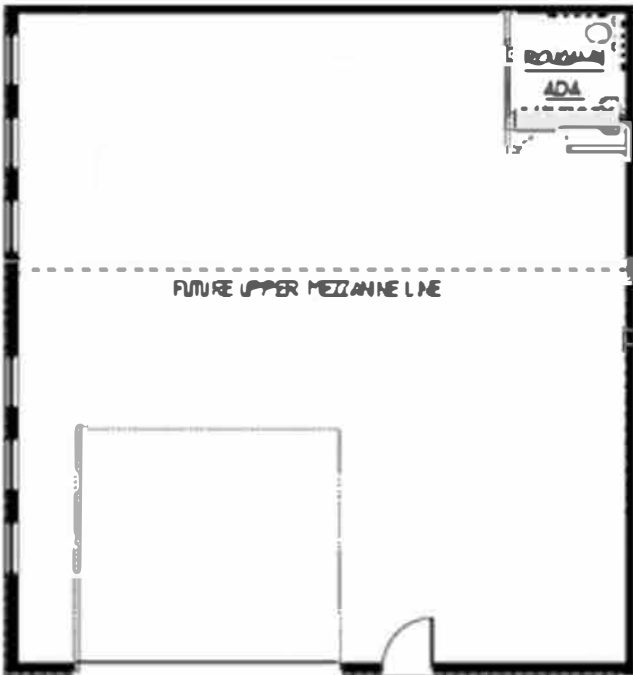
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PHASE I



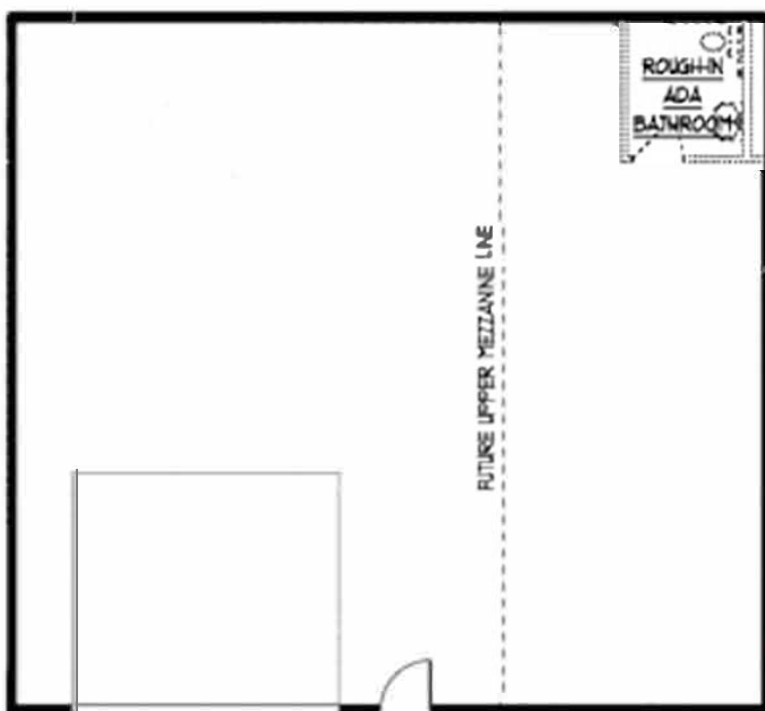
SOLD OUT

Starting at \$225K
Interior Units 1,120 SF
Mezzanine adds 448 SF
BOA is \$168/mo.



SOLD OUT

Starting at \$295K
End Units 1,480 SF
Mezzanine adds 592 SF
BOA is \$222/mo.



ONLY 1 LEFT

Starting at \$349K
Large Units 1,932 SF
Mezzanine adds 672 SF
BOA is \$290/mo.



West End Autoplex & Business Center - Phase 1 in Delano, MN - 7/1/25

Unit 102
1,480 SF
w- Mezz =
2,072+ SF
37 x 40

Unit 104
1,932 SF
w- Mezz =
2,604+ SF
46 x 42

Unit 106
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 108
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 110
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 112
1,932 SF
w- Mezz =
2,604+ SF
46 x 42

Unit 114
1,480 SF
w- Mezz =
2,072+ SF
37 x 40



Unit 101
1,480 SF
w- Mezz =
2,072+ SF
37 x 40

Unit 103
1,932 SF
w- Mezz =
2,604+ SF
46 x 42

Unit 105
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 107
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 109
1,120 SF
w- Mezz =
1,568+ SF
28 x 40

Unit 111
1,932 SF
w- Mezz =
2,604+ SF
46 x 42

Unit 113
1,480 SF
w- Mezz =
2,072+ SF
37 x 40

PHASE I - COMPLETED / MOVE IN READY / NOW RESERVING IN PHASE II



CALL 612-695-0167 FOR A PRIVATE TOUR!

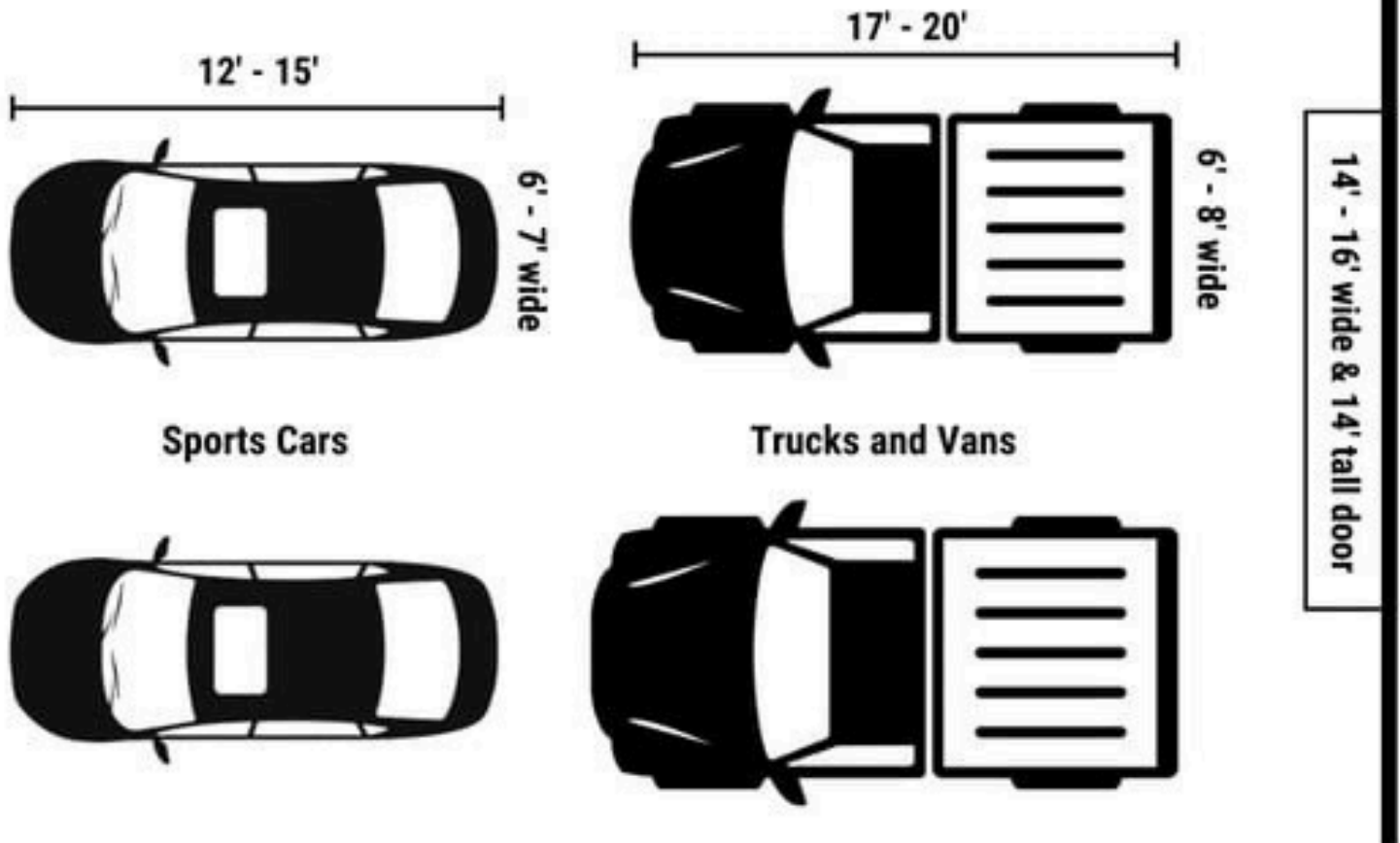
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West End Autoplex & Business Center - PHASE 1

Small Unit = 28' wide x 40' deep 1,120 SF BOA = \$168/mo.

End Unit = 37' wide x 40' deep 1,480 SF BOA = \$222/mo.

Large Unit = 46' wide x 42' deep 1,932 SF BOA = \$290/mo.



Included in Business Owners Association Dues:

Lawn Care, Irrigation, Snow removal, Landscape, Parking Lot Maintenance, Security Lights & Cameras, Pest Control, Hazard & Liability Insurance, Management Fees & 1 Gig Internet Speed.

Reserve a unit with a fully refundable \$10,000 deposit and then take your time making selections on finishes, get bids on improvements and arrange for financing if any.

40 to 44 units available within all Phases of the development.



STANDARD FEATURES:

- ✓ Climate controlled with in floor radiant heating system
- ✓ Wi-Fi included with 1 Gig internet speed
- ✓ Up to 16' W x 14' H motorized overhead doors
- ✓ Interior & Exterior LED lighting
- ✓ 20' Clear ceiling height
- ✓ All units are pre-plumbed for restroom
- ✓ 3' Steel doors & Transom windows
- ✓ 150 Amp power & 3 phase electrical
- ✓ R-32 Exterior wall insulation
- ✓ R-21 Partition wall insulation between units
- ✓ 29 Gage metal ceiling pan liner with sound deadening
- ✓ Full unit/attic fire suppression systems
- ✓ City water / sewer & floor drain

BUILDING STRUCTURE:

- ✓ 2" X 8" Wood framed building
- ✓ 5" Thick concrete slab floor
- ✓ Load bearing footings for future unit combination options
- ✓ Catwalks in attic for future HVAC work
- ✓ Mechanical roof platform for future HVAC work

EXTERIOR FINISHES:

- ✓ Stone wainscot around the building
- ✓ LP Smartside lap siding
- ✓ Architectural Asphalt shingles
- ✓ Commercial grade windows and doors
- ✓ 16' x 14' commercial grade garage doors (Corner units)
- ✓ 14' x 14' commercial grade garage doors (Inner units)

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West End Autoplex & Business Center - PHASE 2

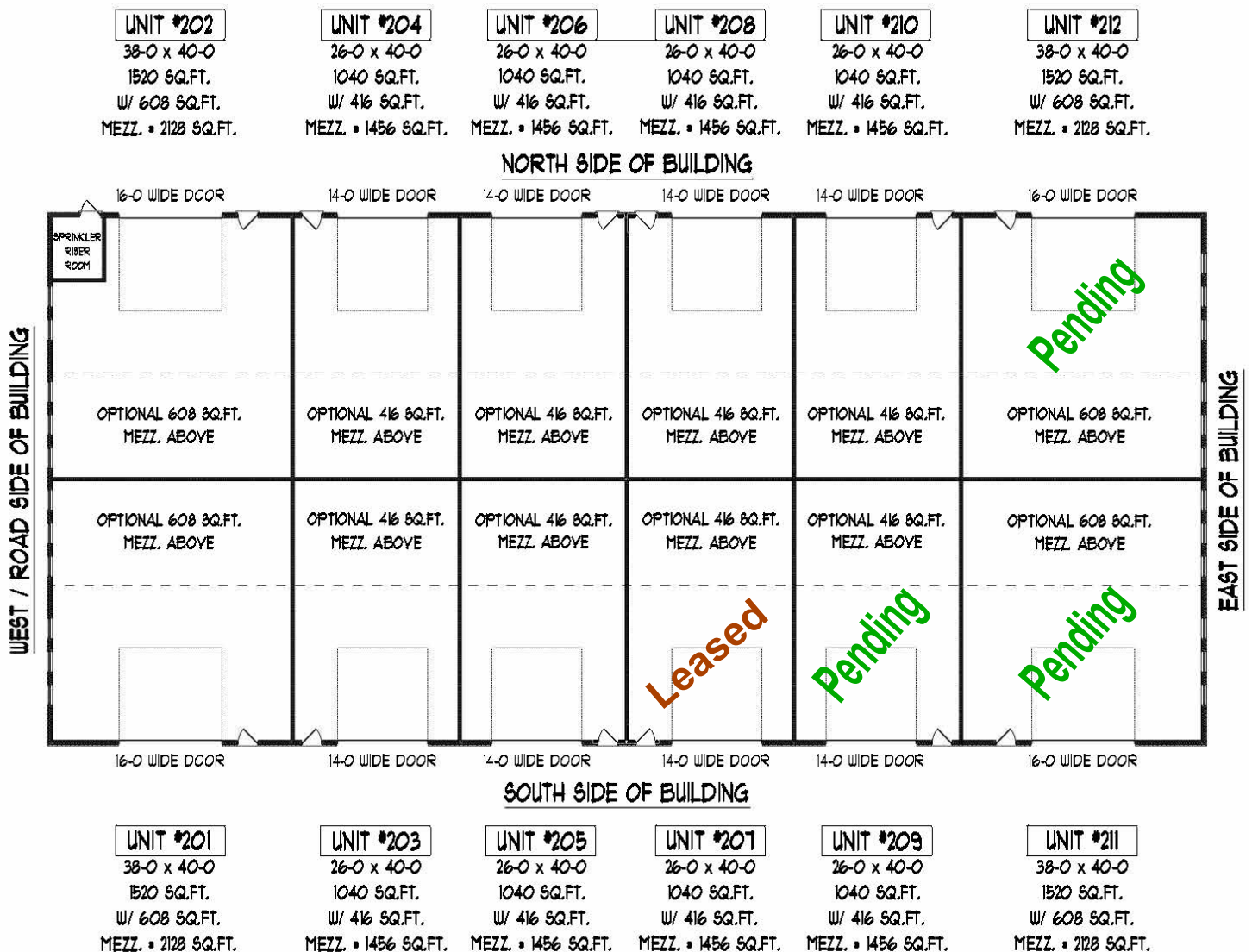
Small Unit = 26' wide x 40' deep 1,040 SF BOA = \$156/mo.

Corner Unit = 38' wide x 40' deep 1,520 SF BOA = \$228/mo.

Inner Unit = \$195,000 Corner Unit = \$309,000 - or - \$329,000 East Side

WEST END AUTOPLEX and BUSINESS CENTER - 7/1/25

PHASE II BUILDING - DELANO, MN



Reserve a unit with a fully refundable \$10,000 deposit and then take your time making selections on finishes, get bids on improvements and arrange for financing if any.

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