

BUILT FOR LOGISTICS



**INNOVATIVE
STORAGE AND
OFFICE SPACE**

**Warehouse, Docks,
Parking &
Offices in
One Space**

YOUR

HQ

“

Inventory, fulfillment, operations and team offices – managed from one location.

Innovative Storage USA in Walker, MN is a fully equipped operations campus for retail and e-commerce brands—combining warehouse space, logistics support, offices and truck parking in one place.

Retail-Ready Warehouse & Logistics

- Up to 45,000 sq ft of warehouse space (divisible – call for availability)
- 4 loading docks with dock levelers for efficient receiving/shipping
- 2 drive-in doors (14' x 18') for vans, box trucks and larger vehicles
- 22' ceiling height for racking and pallet storage
- 3-phase power (1000A); natural gas heat for year-round operations
- Assistance in receiving and shipping available
- Company-operated forklift on-site
- Pallet storage and cross-docking services
- Location has a Cannabis Conditional Use Permit for cultivation

Ideal for retail & e-commerce inventory, omnichannel fulfillment, seasonal stock and cannabis operations (with approvals).

Offices & Workspaces for Productive Work

- Private offices approx. 200–500 sq ft (20 total office spaces – call for availability)
- Furnished, lockable, private; common space for waiting guests or drivers
- Lots of parking in the City of Walker
- Coworking space (daily/hourly) and privacy pods
- Conference room with A/V
- Virtual offices via ipostal1.com
- Notary, copying & printing services
- Fast fiber Wi-Fi and plug-in jacks

Truck, Seasonal & Self-Storage Support

- Short- or long-term truck parking (listed on truckerpath.com + truckparkingclub.com)
- Seasonal storage by linear foot (discount over 15 ft)
- Outside parking for boats, RVs and vehicles
- Heated & unheated self-storage units – various sizes
- Storage lockers for small items or samples
- Insurance and moving help available



**INNOVATIVE
STORAGE AND
OFFICE SPACE**

innovativestorageusa.com

**CALL ARNOLD VOLKER
FOR TOUR & AVAILABILITY
218-300-1523**

7981 Townhall Rd NW, Walker, MN 56484
Office: 218-300-1523 • Mobile: 218-220-9891
arnold.volker@innovativestorageusa.com