

FOR SALE/LEASE

INDUSTRY PROPERTY

11810 Brockton Lane North
Dayton, MN 55327



2 BUILDING SITE -21,643 SF FOR SALE IN DAYTON, MN



SALES PRICE:

\$695,000

MONTHLY LEASE RATE:

\$5,000 NNN

Presented By:



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FEATURES

- **21,643 SF Combined –Property Features 2 separate buildings**
Main Building SF: 8,581 Storage Building SF: 13,062
- **Convenient location off Hwy 81 and Brockton Lane -1/2 mile from proposed inter-change to Hwy 94 @Holly Lane**
- **Property sits on 4.60 Acres (200,187 SF)**
- **(1) 8x8 Loading Dock (1) 10x10 Drive-In Door (2) 12x14 drive-thru bay with scale at Main Building**
- **(2) 16x13 Drive-In Doors at Storage Building**
- **Approx. 1 acre fenced in outside storage**

FACTS

- **\$28,922.18- 2013 Property Taxes**
- **PID # - 30-120-22-33-0003**



Office (763) 424-6355

Fax: (763) 424-7980



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Maple Grove, MN 55369

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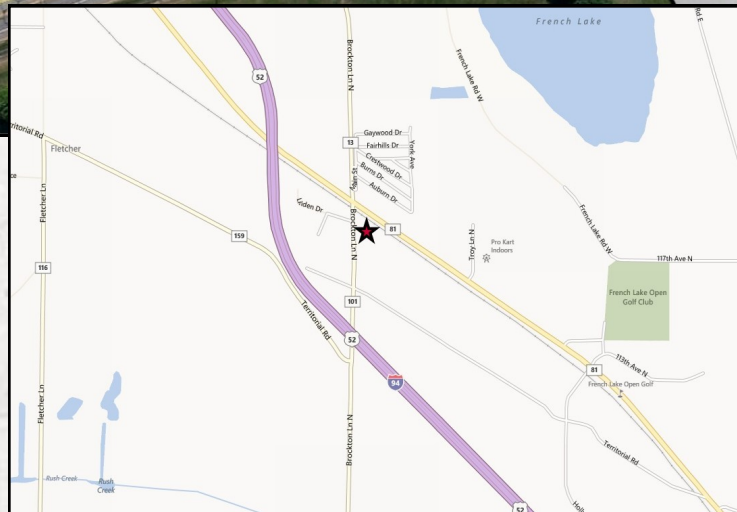
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	21,643 SF Total 8,581 SF - Main Building <u>13,062 SF - Storage Building</u> 21,643 Total SF
Year Built:	1970
Lot Size:	4.60 Acres
PID #:	30-120-22-33-0003
Zoning:	Commercial Preferred
Electrical Service:	Main Building - (2) Panels 240 volt, 200 Amp Storage Building - 240 volt, 200 Amp
HVAC Systems:	Main Building-New gas furnace/AC split system
Drive-Ins/Docks:	Main Building – (1) 8'x8' loading dock (1) 10'x10' Drive-In Door (2) 12'x14' Drive-thru bay w/ scale Storage Building - (2) 16'x14' Drive-in doors
Utilities:	Well and septic
2013 Real Estate Taxes:	\$28,922.18

Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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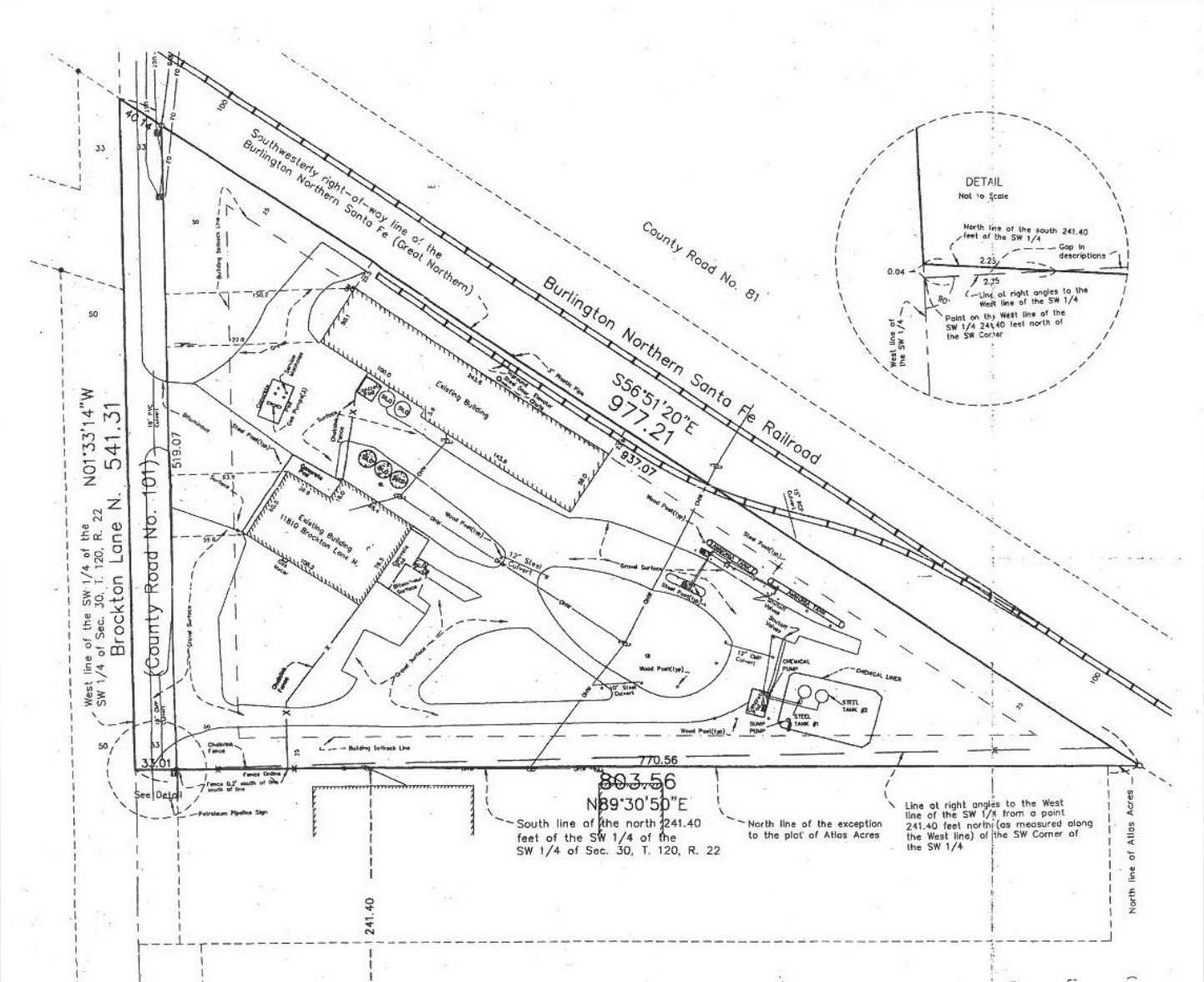
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SITE PLAN



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PHOTO GALLERY



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PHOTO GALLERY -



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DEMOGRAPHICS

Demographic Summary Report

11810 N Brockton Ln, Dayton, MN 55369							
Building Type: Industrial		Warehouse Avail: -					
RBA: 12,280 SF		Office Avail: -					
Land Area: 4.6 AC		% Leased: 100%					
Total Available: 0 SF		Rent/SF/Yr: -					
Radius		1 Mile		3 Mile		5 Mile	
Population							
2017 Projection		872		9,444		42,342	
2012 Estimate		834		9,095		40,380	
2010 Census		820		8,980		39,563	
Growth 2012 - 2017		4.50%		3.80%		4.90%	
Growth 2010 - 2012		1.70%		1.30%		2.10%	
2012 Population by Hispanic Origin		126		378		1,283	
2012 Population By Race		834		9,095		40,380	
White		761 91.25%		8,204 90.20%		35,892 88.89%	
Black or African American		6 0.72%		219 2.41%		1,202 2.98%	
American Indian and Alaska Native		1 0.12%		22 0.24%		110 0.27%	
Asian		24 2.88%		354 3.89%		1,933 4.79%	
Native Hawaiian and Pacific Islander		0 0.00%		2 0.02%		14 0.03%	
Other Race		25 3.00%		109 1.20%		384 0.95%	
Two or More Races		15 1.80%		186 2.05%		845 2.09%	
Households							
2017 Projection		283		3,482		15,134	
2012 Estimate		269		3,340		14,377	
2010 Census		264		3,294		14,075	
Growth 2012 - 2017		5.20%		4.30%		5.30%	
Growth 2010 - 2012		1.80%		1.40%		2.10%	
Owner Occupied		243 90.33%		2,749 82.31%		12,157 84.56%	
Renter Occupied		25 9.29%		591 17.69%		2,220 15.44%	
2012 Households by HH Income		269		3,340		14,377	
Income Less Than \$15,000		18 6.69%		144 4.31%		462 3.21%	
Income: \$15,000 - \$24,999		27 10.04%		109 3.26%		375 2.61%	
Income: \$25,000 - \$34,999		27 10.04%		139 4.16%		511 3.55%	
Income: \$35,000 - \$49,999		33 12.27%		310 9.28%		1,165 8.10%	
Income: \$50,000 - \$74,999		64 23.79%		706 21.14%		2,767 19.25%	
Income: \$75,000 - \$99,999		37 13.75%		751 22.49%		2,847 19.80%	
Income: \$100,000 - \$149,999		52 19.33%		787 23.56%		3,983 27.70%	
Income: \$150,000 - \$199,999		2 0.74%		202 6.05%		1,314 9.14%	
Income: \$200,000+		9 3.35%		192 5.75%		953 6.63%	
2012 Avg Household Income		\$73,103		\$96,028		\$104,829	
2012 Med Household Income		\$58,824		\$81,668		\$89,833	
2012 Per Capita Income		\$24,771		\$33,126		\$37,339	



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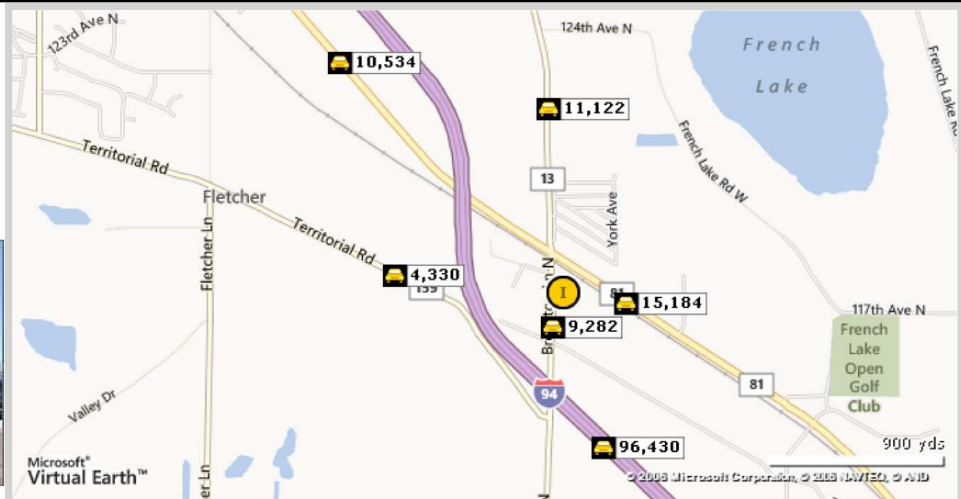


TRAFFIC SUMMARY

Traffic Count Report

11810 N Brockton Ln, Dayton, MN 55369

Building Type: **Industrial**
RBA: **12,280 SF**
Land Area: **4.6 AC**
Total Available: **0 SF**
Warehouse Avail: -
Office Avail: -
% Leased: **100%**
Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Brockton Ln N	Territorial Rd	0.05 S	2011	9,282	MPSI	.11
2 County Road 81		0.00	2011	15,184	MPSI	.19
3 I-94		0.00	2011	96,430	MPSI	.48
4 Territorial Rd	Brockton Ln N	0.51 SE	2011	4,330	MPSI	.50
5 Brockton Ln N	124th Ave N	0.24 N	2011	11,122	MPSI	.55
6 County Road 81		0.00	2011	10,534	MPSI	.95



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