



**Crane-Served Facility**  
9424 Deerwood Lane N  
Maple Grove, MN 55369

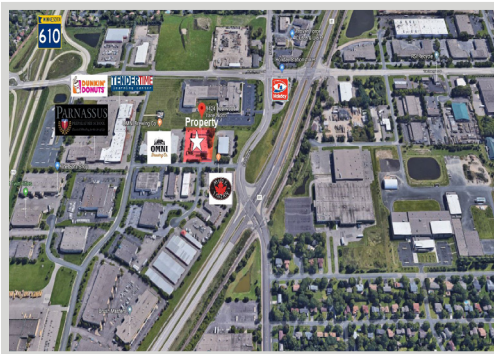
**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**



#### FEATURES:

- Excellent access to Hwy 610 and Hwy 169 from CR-81
- Great manufacturing building close to many amenities
- 17' - 24' Clear heights
- Building has heavy power

**Sale Price:**  
**\$2,950,000**



#### FACTS:

- ▲ \$64,575.94 - 2019 Property Taxes
- ▲ PID #11-119-22-44-0024
- ▲ Built in 1988- Addition in 1995
- ▲ New Roof in 2015
- ▲ Cranes: (13) bridge cranes

Overview .....	1
Property Facts .....	2
Aerial Maps .....	3
Site Plan .....	4
Floor Plans .....	5-6
Photo Gallery .....	7



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com

#### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



**Crane-Served Facility**  
9424 Deerwood Lane N  
Maple Grove, MN 55369

## PROPERTY FACTS

**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**

BUILDING SIZE	Office - 6,240 SF Warehouse - 30,720 SF <u>Mezzanine - 2,600 SF</u> <b>Total - 39,560 SF</b>
YEAR BUILT	1988 (8,080 SF Addition in 1995)
LAND	2.01 ACRES
2019 PROPERTY TAXES	\$64,575.94
PID# (HENNEPIN COUNTY)	11-119-22-44-0024
ZONING	I - INDUSTRIAL
CONSTRUCTION	PRE-FAB (TILT UP PANELS)
CLEAR HEIGHT	ORIGINAL BLDG (17' 6") / ADDITION (24')
PARKING	64 PARKING STALLS
DRIVE IN / DOCK DOORS	(1) 14' X 14' DRIVE IN / (1) 12' X 14' DOCK DOOR
ELECTRICAL	4,500 AMPS - 480 VOLT - 3-PHASE
ROOF	New EPDM Ballast Roof in 2015
HVAC	(15) 5-ton units (2) 7.5-ton units *90 tons in Manufacturing Area *14 new 5-ton units replaced in 2015
SPRINKLERED	Yes
CRANES	<u>13 Bridge Cranes</u> (1) with 20 ton hoist (1) with 10 ton hoist (3) with 4 ton hoist (2) with 3 ton hoist (4) with 2 ton hoist (2) with 1 ton hoist

All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

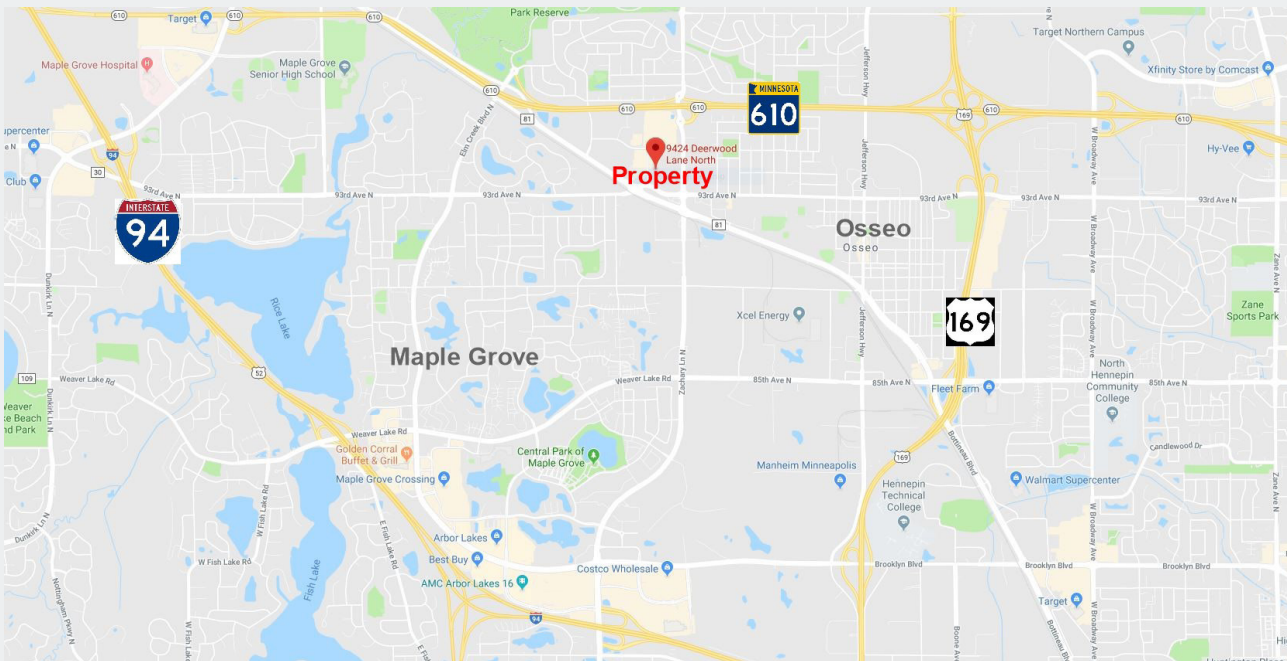
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



**AERIAL & MAP**

**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

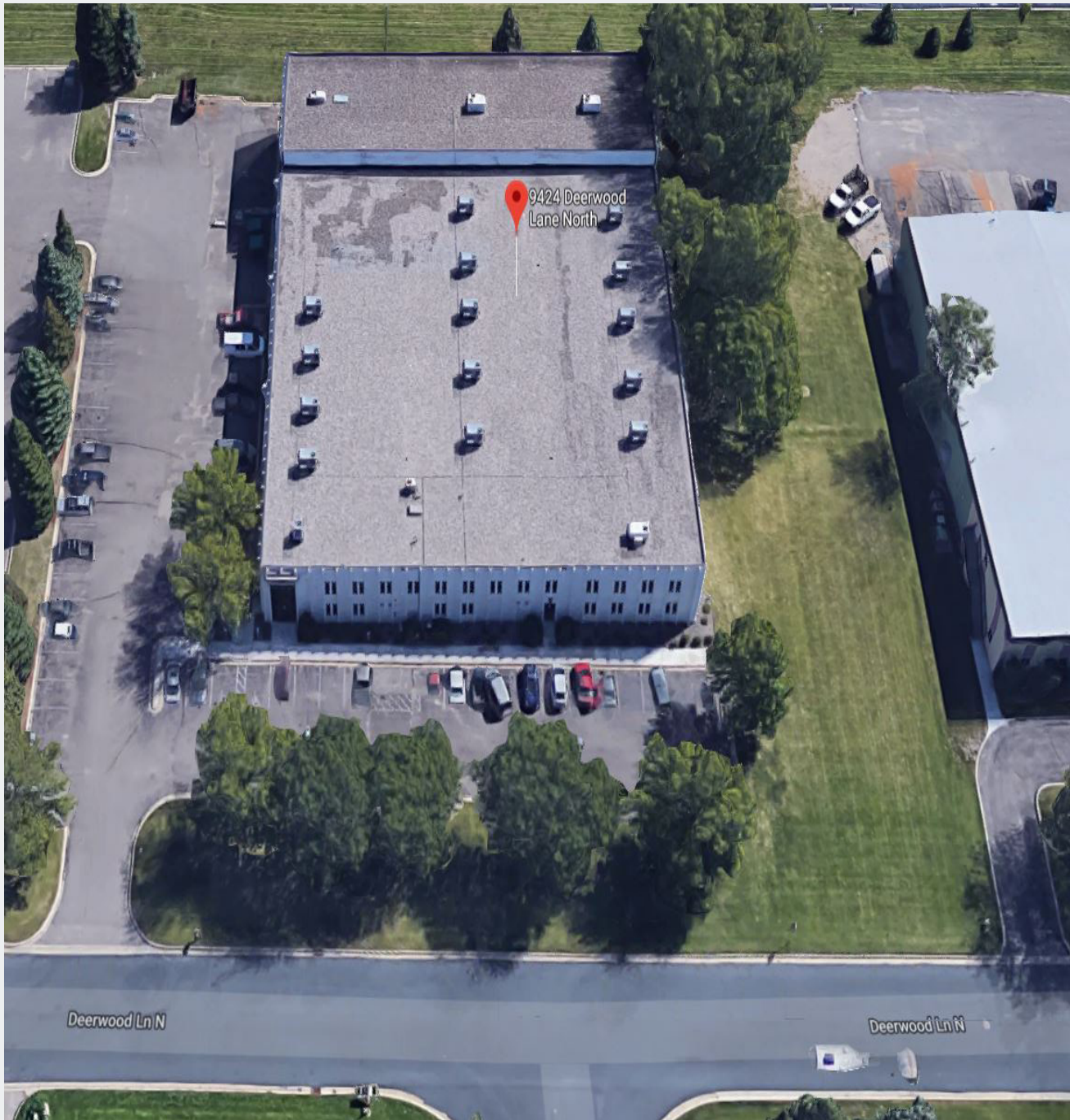




**Crane-Served Facility**  
9424 Deerwood Lane N  
Maple Grove, MN 55369

**SITE PLAN**

**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

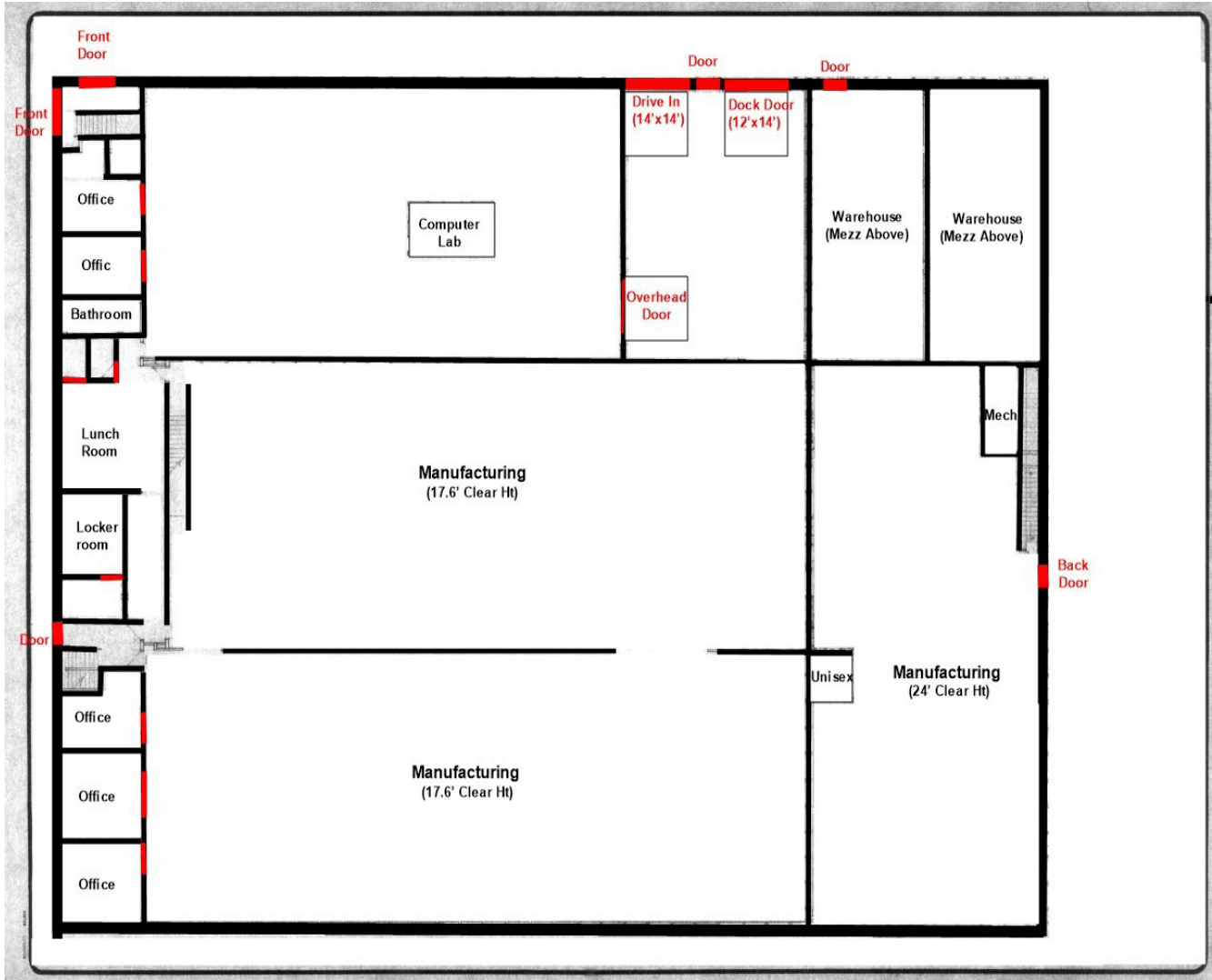
**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**MAIN LEVEL**

**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

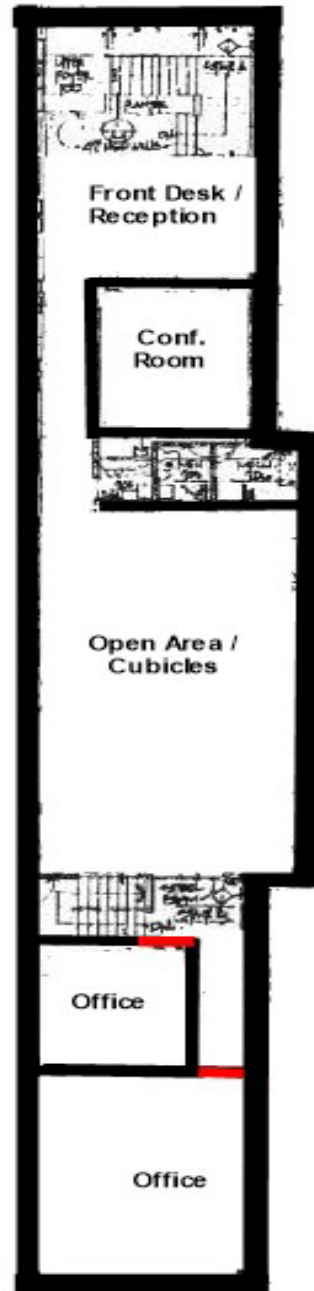
[www.arrowcos.com](http://www.arrowcos.com)



**Crane-Served Facility**  
9424 Deerwood Lane N  
Maple Grove, MN 55369

## UPPER LEVEL OFFICE

**FOR SALE**  
**39,560 SF OFFICE / MANUFACTURING BLDG**



### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





Manufacturing View



Manufacturing View (Addition)



Drive In / Dock View



Lunch Room



Upper Level Conf. Room



Manufacturing Area (Crane with 2-ton hoist)

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)