

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

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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




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www.arrowcos.com



PROPERTY FACTS

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| | |
|-------------------------------|---|
| BUILDING SIZE | Office - 6,240 SF Warehouse - 30,720 SF <u>Mezzanine - 2,600 SF</u> Total - 39,560 SF |
| 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.

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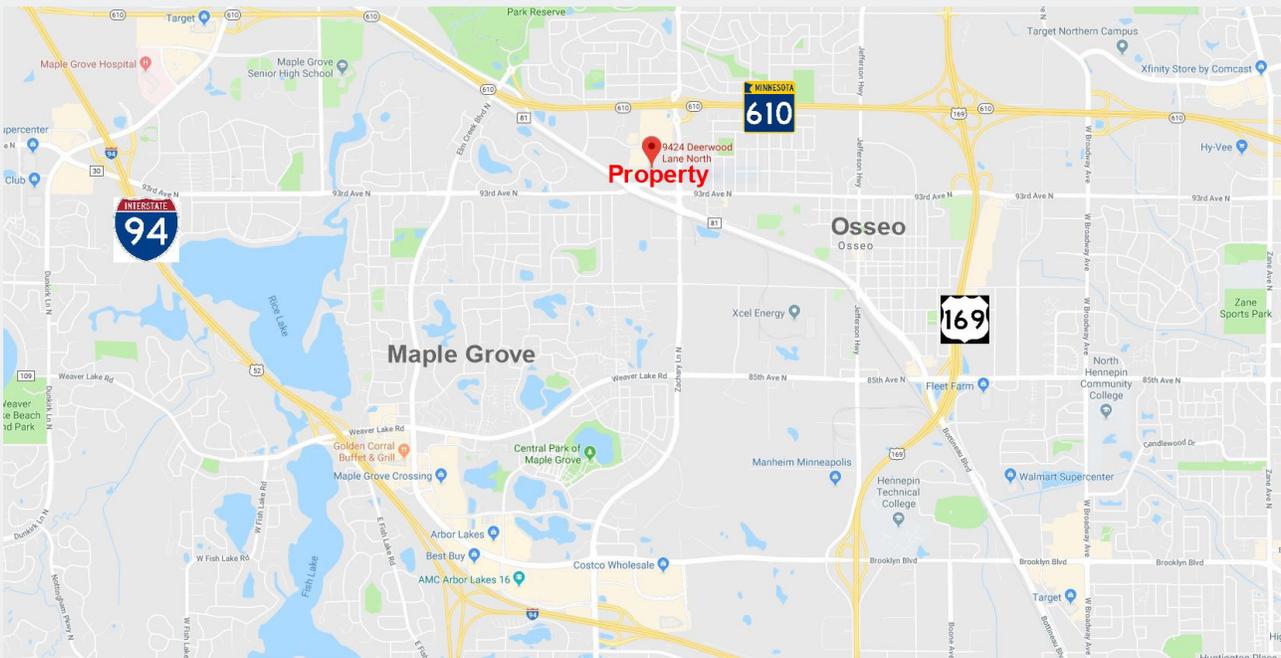
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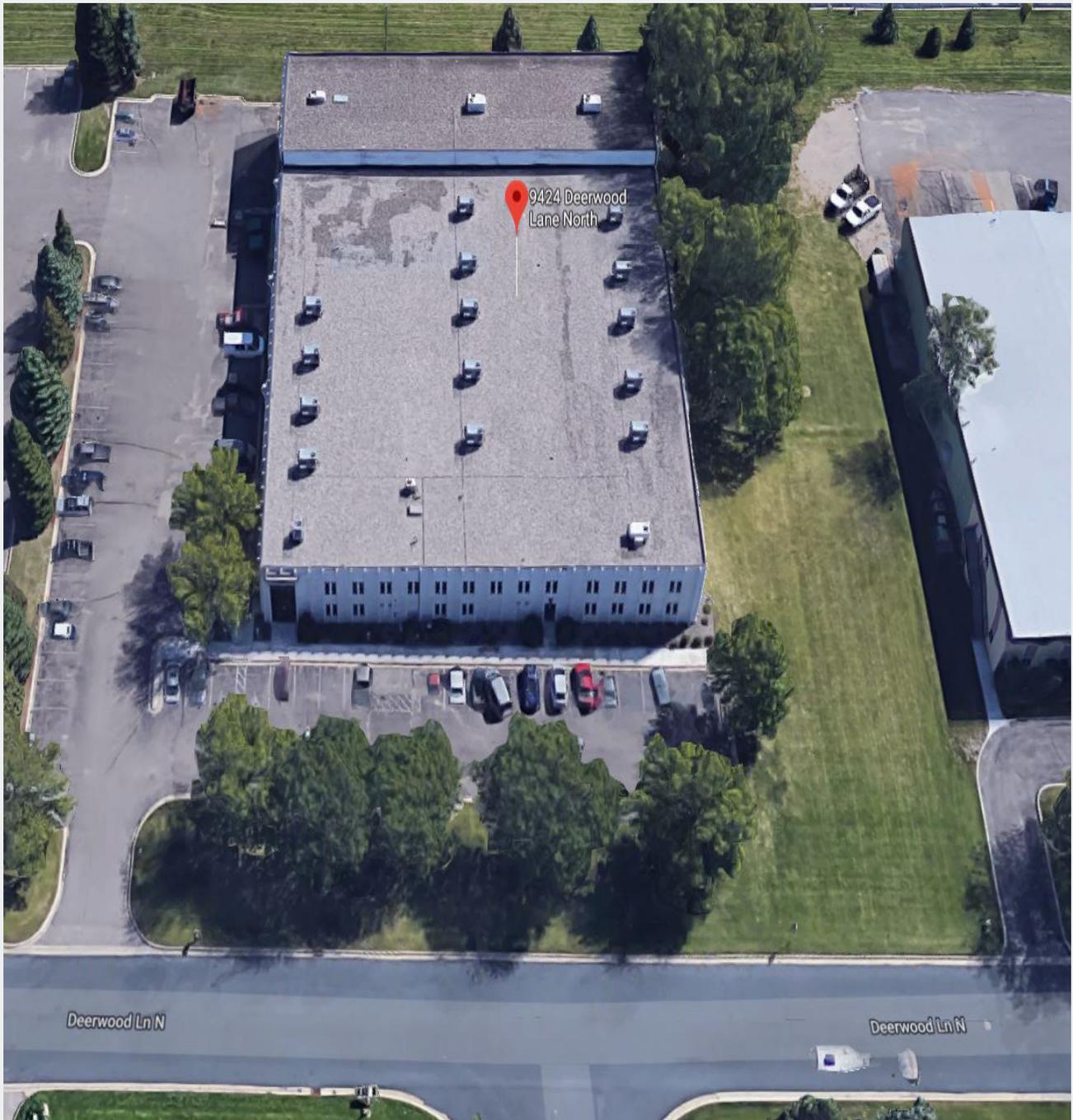
AERIAL & MAP

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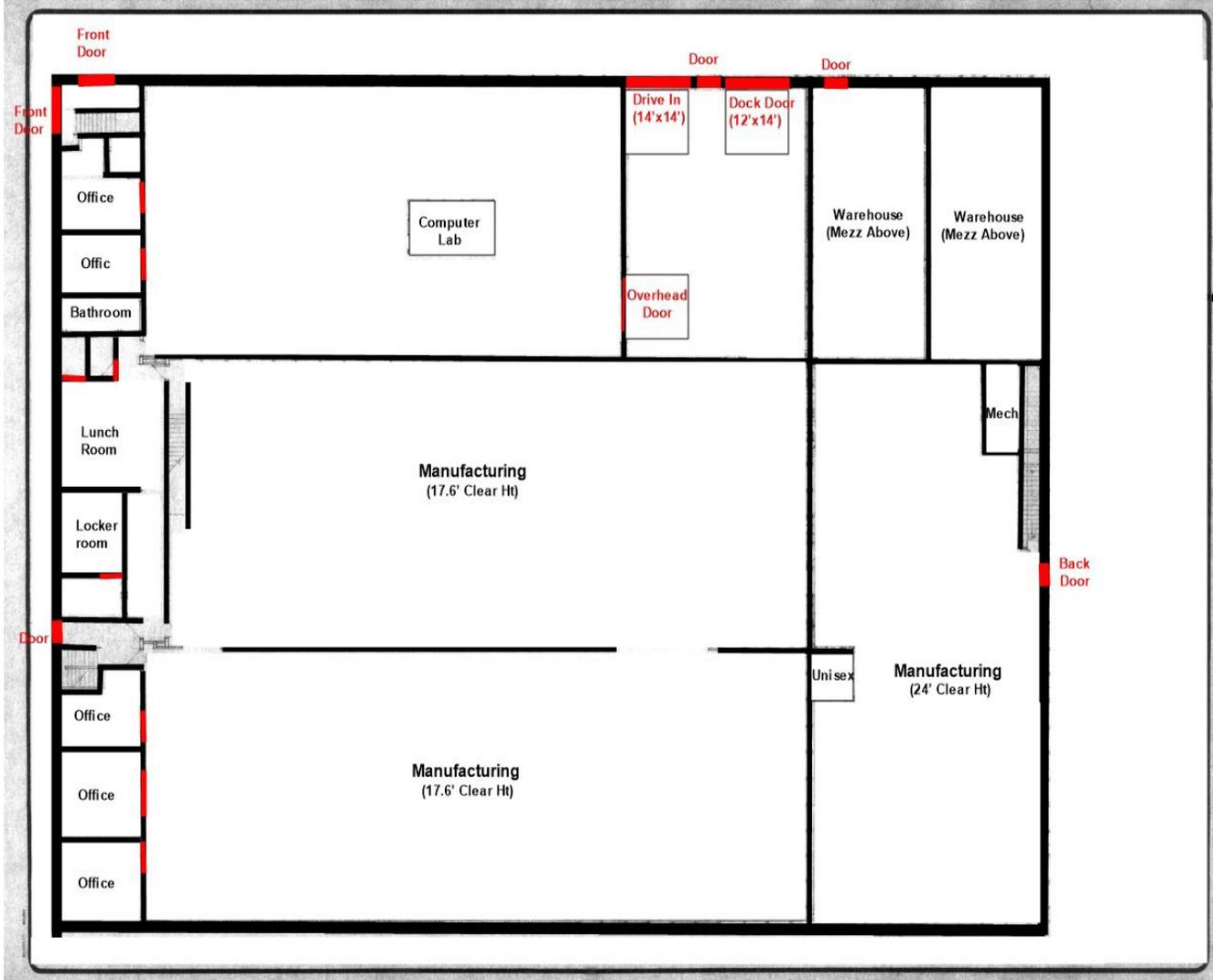
SITE PLAN

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MAIN LEVEL

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UPPER LEVEL OFFICE

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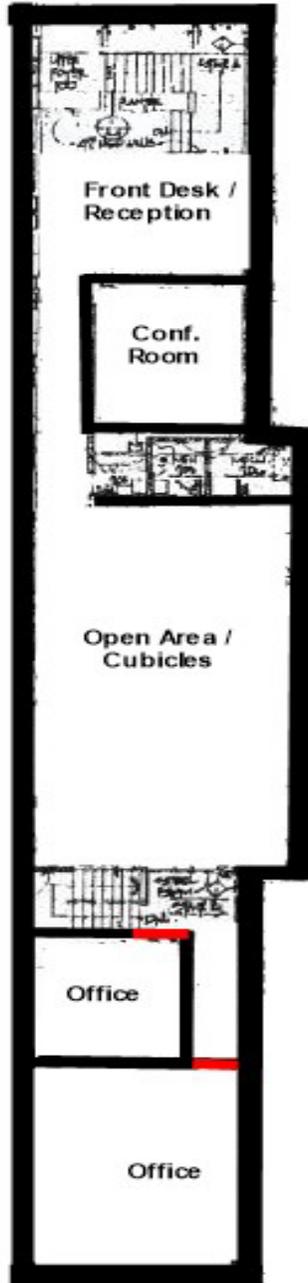


PHOTO GALLERY

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Manufacturing View



Manufacturing View (Addition)



Drive In / Dock View



Lunch Room



Upper Level Conf. Room



Manufacturing Area (Crane with 2-ton hoist)