

FOR SALE

13,444 SF Office/Warehouse Building



FEATURES:

- Located on the corner of proposed I-94/Brockton interchange.
- Located just off County Road 81 and Holly Lane in Dayton.
- Fully occupied building (rent roll available upon request).
- Main section of building is 8,000 SF clear span warehouse with no columns.

Sale Price

\$925,000

Property Taxes - \$29,537.12 (2016)



FACTS:

- ▲ PID #31-120-22-13-0017
- ▲ 13,444 SF (3,360 Office & 10,080 Warehouse)
- ▲ 2.06 acres on corner of Holly Ln & Territorial
- ▲ Connected to city sewer and water

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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

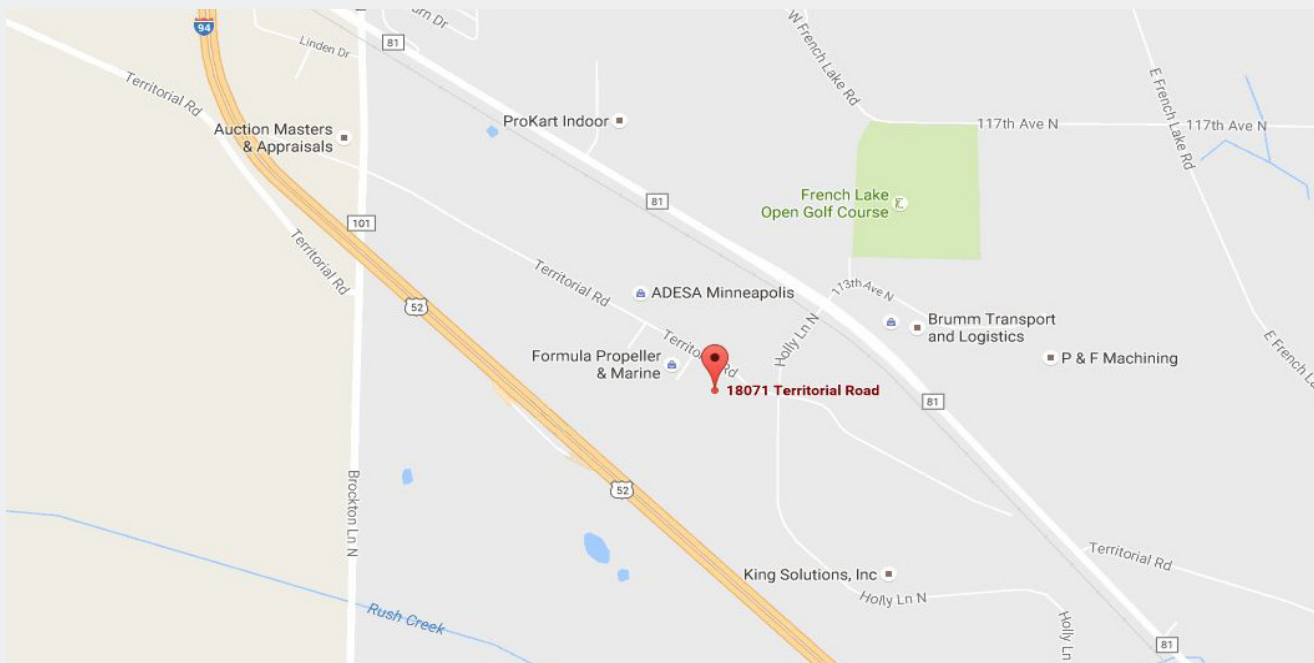
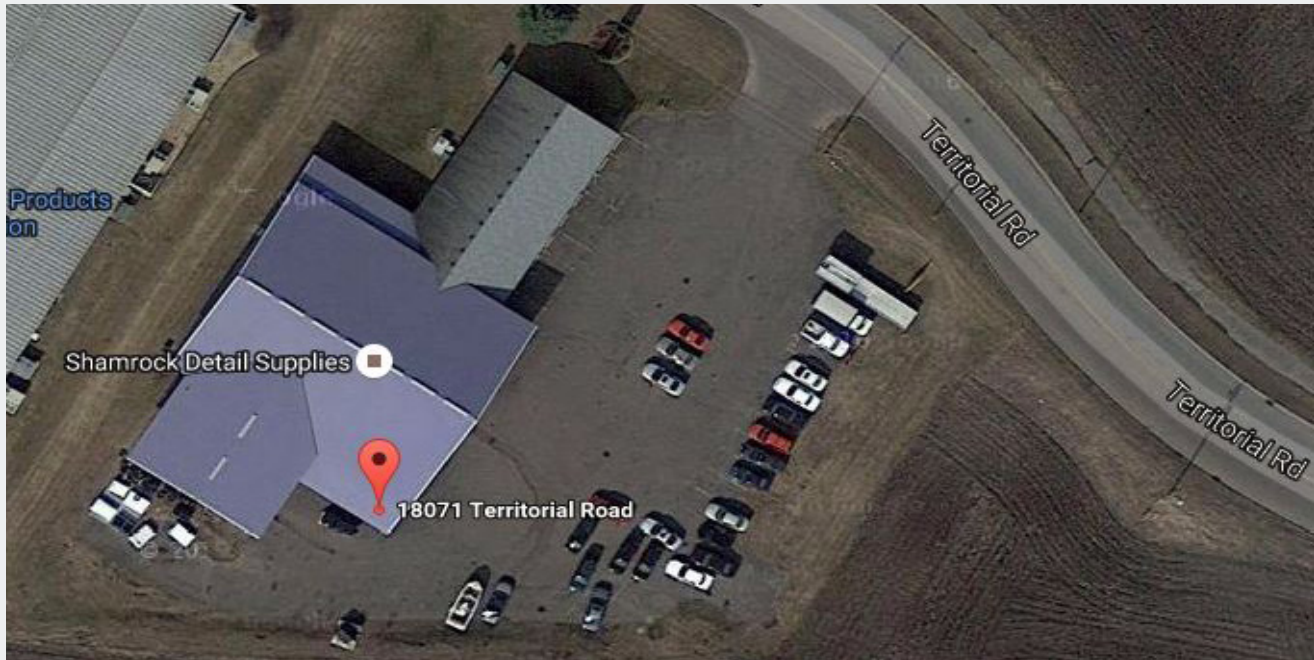
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AERIAL & MAP

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Dayton Industrial Building

18071 Territorial Road

Dayton, MN 55369

PROPERTY FACTS

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13,444 SF Office/Warehouse Building

BUILDING SIZE	3,360 SF - Office <u>10,080 SF - Warehouse</u> 13,440 Total SF
YEAR BUILT	1997
LOT SIZE	2.06 Acres
PID #	31-120-22-13-0017
COUNTY	Hennepin
CURRENT ZONING	B-P Business Park District
FUTURE ZONING	Commercial
ELECTRICAL SERVICE	Service #1- 208 volts 3-phase 600 amps Service #2- 240 volts 3-phase 800 amps
WATER & SEWER	Connected to city water & sewer
HVAC SYSTEMS	Split system heating and air throughout office and warehouse
CLEAR HEIGHT	8' 0" - Office 16' 0" - Warehouse
DRIVE-INS	(2) 12' x 14' Drive-In Door
PARKING	53 parking spots
2016 REAL ESTATE TAXES	\$29,537.12

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





FUTURE ZONING MAP

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Legend

 Agricultural Preserve	 High Density Residential	 Park & Open Space
 Existing Unsewered Low Density Residential	 Neighborhood Commercial	 Golf Course
 Existing Sewered Low Density Residential	 Commercial	 Public/Institutional
 Unsewered Low Density Residential	 Mixed Use	 Open Water
 Low Density Residential	 Business Park	 Right-of-Way
 Low - Medium Density Residential	 Industrial	 Brockton Interchange
 Medium Density Residential	 Urban Reserve	 Greenway Overlay

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FUTURE INTERCHANGE

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FLOOR PLAN

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PHOTO GALLERY

FOR SALE

13,444 SF Office/Warehouse Building



Front Office/Reception Area



Front Sales Floor



Office



Breakroom



Warehouse



Warehouse

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OUTSIDE GALLERY

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