



Dayton Machine Shop

17171 113th Ave N

Dayton, MN 55369

FOR SALE - 24,606 SF Industrial Building

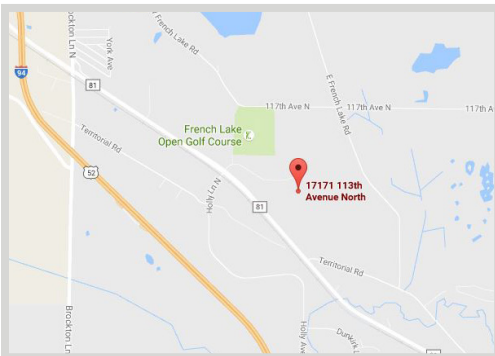


FEATURES:

- Turnkey Machine Shop - FOR SALE
- Convenient location off CR-81 near proposed I-94 & Brockton interchange
- Designed for multi-tenant occupancy
- Fully air conditioned space with in-floor heating in the office
- Expansion options- drawings complete for a 14,400 SF addition

Sale Price

\$1,595,000



FACTS:

- ▲ \$55,156.90 - 2016 Property Taxes
- ▲ PID #32-120-22-23-0009
- ▲ Built in 1997 - Office addition 2011
- ▲ Zoned I-2 Heavy Industrial District

| | |
|----------------------------|------|
| Overview | 1 |
| Aerial Maps | 2-3 |
| Property Facts | 4 |
| Floor Plan | 5 |
| Addition Drawing | 6 |
| Proposed Interchange | 7 |
| Photo Gallery | 8-11 |



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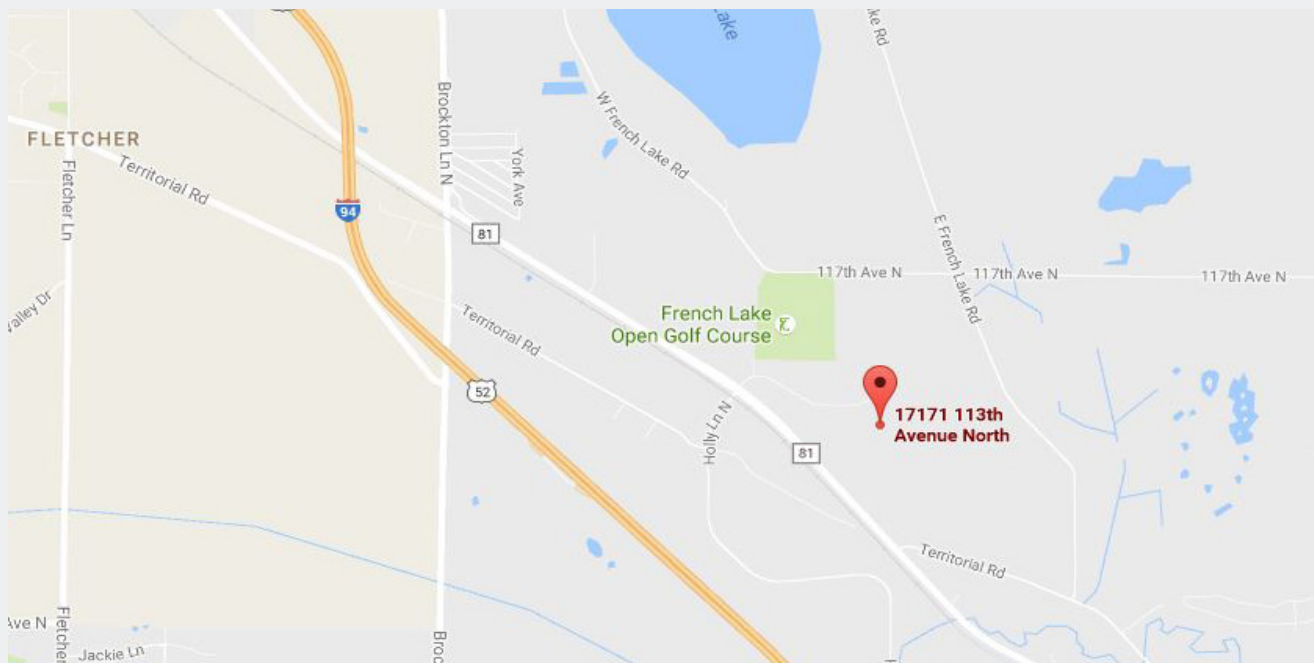
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AERIAL & MAP

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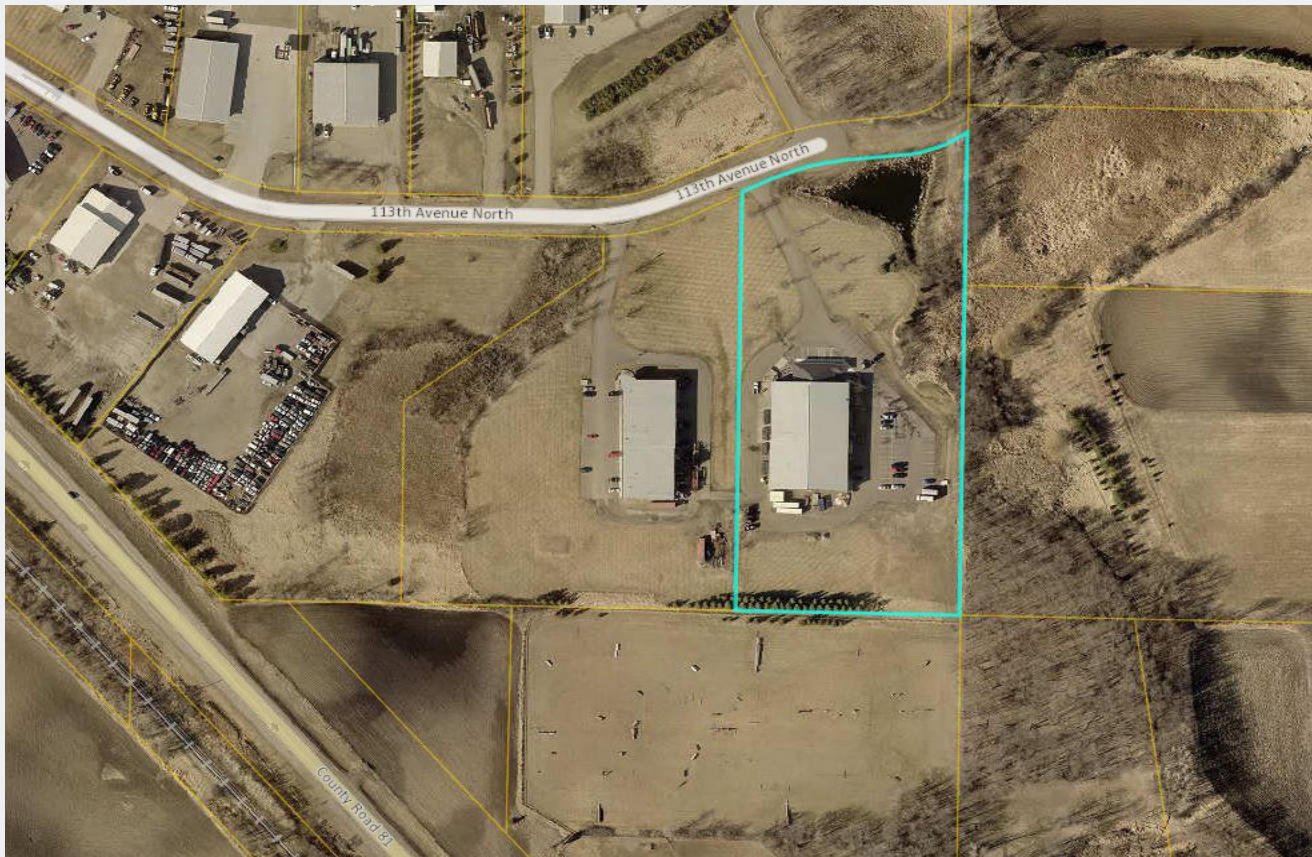
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COUNTY MAP

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**PROPERTY FACTS****FOR SALE - 24,606 SF Industrial Building**

| | |
|-----------------------------------|---|
| BUILDING SIZE | 1,943 SF - Office 20,948 SF - Warehouse 652 SF - Inspection/CAD Room <u>1,063 SF - Mezzanine</u> 24,606 Total SF |
| YEAR BUILT | Original building - 1997 New office addition & parking lot -2011 |
| LOT SIZE | 6.1 acres |
| PID # | 32-120-22-23-0009 |
| ZONING | I-2 Heavy Industrial District |
| SECURITY/PHONE SYSTEM | Security and phone system are staying with property |
| WAREHOUSE LIGHTING | Updated in 2010 with T8 fixtures providing 100 ft candles of light |
| UTILITIES | Building designed for multi-tenant occupancy Utilities are separated for a 3 tenant building |
| ELECTRICAL SERVICE | 1,600 amps, 208 volt, 3-phase All bus duct staying with property |
| SEWER & WATER | Connected to city sewer & Private well |
| HVAC SYSTEMS | 1,000,000 BTU Make Up Air System with Exhaust Fans 100% air conditioned space |
| CLEAR HEIGHT | 18' - 21' |
| DRIVE-INS & DOCK DOORS | (5) Drive-In Doors - 14' x 14' (1) Platform Loading Dock |
| PARKING | 50 regular parking stalls & 2 handicapped stalls (New parking lot in 2011) |
| 2016 REAL ESTATE TAXES | \$53,156.90 |
| MISCELLANEOUS | Crane & air lines part of sale |

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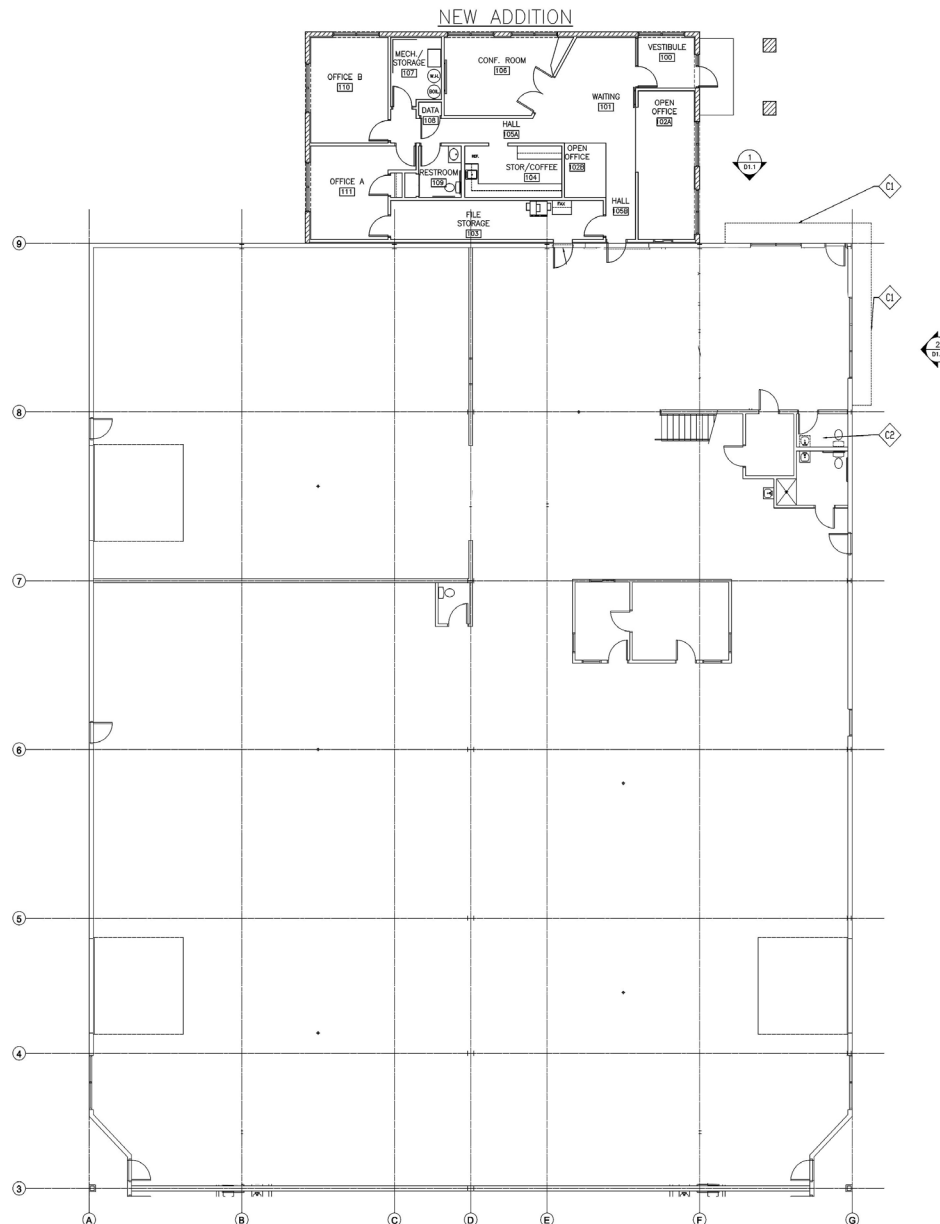
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FLOOR PLAN

FOR SALE - 24,606 SF Industrial Building



**Partial Floor Plan of Warehouse
(Last 2 bays not shown)**

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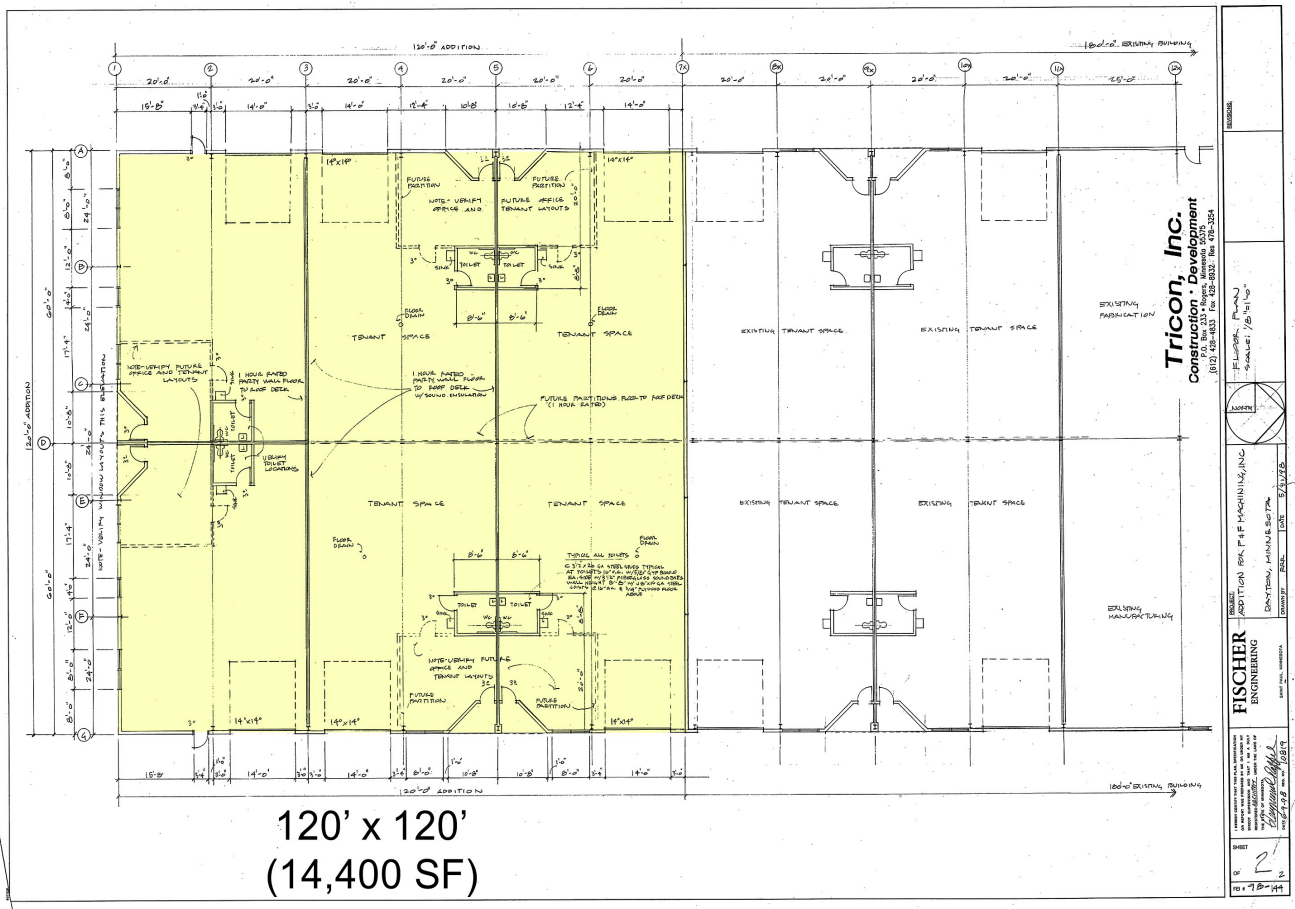
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FUTURE WAREHOUSE ADDITION DRAWINGS

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**PROPOSED I-94
INTERCHANGE**

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PHOTO GALLERY

FOR SALE - 24,606 SF Industrial Building



Front Desk



Waiting Area



Conference Room



Kitchenette with an Abundance of Storage



Executive Office



Office

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PHOTO GALLERY

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Front of Warehouse with Mezzanine Above



Front of Warehouse with Mezzanine Above



Mezzanine View



Mezzanine View



Warehouse with Employee Restroom



Cutting Area (Crane Included)

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Warehouse- Mezzanine Above



Back of Warehouse



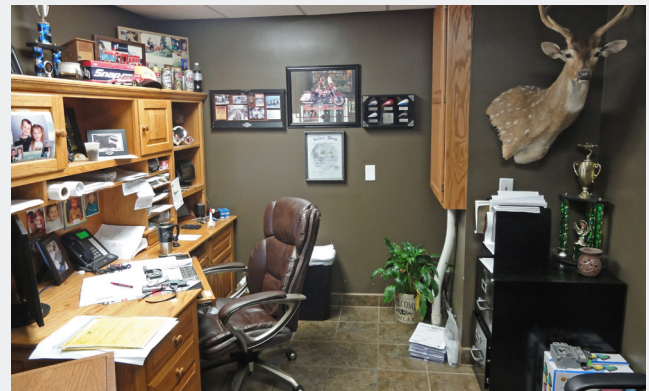
Inspection/CAD Area



Inspection/CAD Area



Break Room (Located on Mezzanine)



Office (Located in Warehouse Area)

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OUTSIDE GALLERY

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East Side of Building



Office Entrance



Front Loading Dock



West Side of Building

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