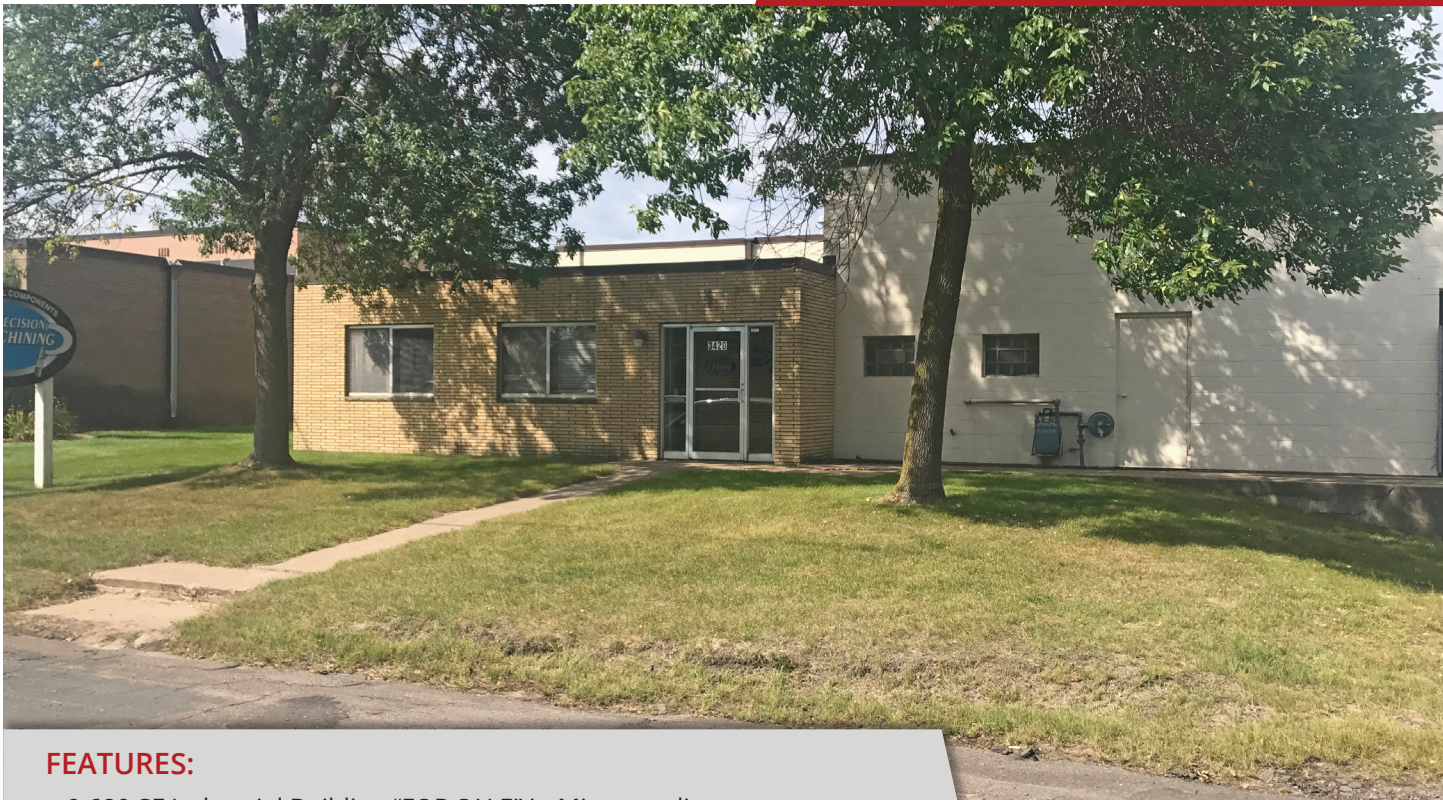




Industrial Building  
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Minneapolis, MN 55429

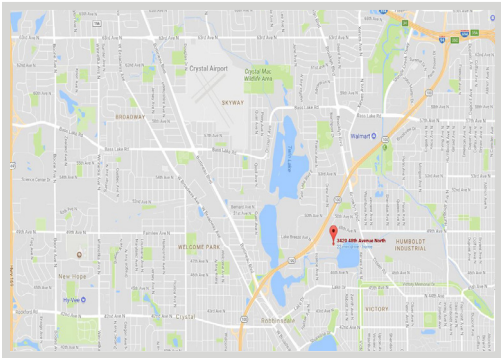
**FOR SALE - 9,680 SF Building**



**FEATURES:**

- 9,680 SF Industrial Building “FOR SALE” in Minneapolis.
- Convenient location! Easy access from Hwy. 100.
- Includes 960 SF office, locker room, lunch room & 3 restrooms.
- 2 Dock Doors & 1 Drive in.
- Great location near other industrial businesses.

**Sales Price:**  
**\$525,000**



Overview . . . . . 1

Aerial Maps . . . . . 2

Property Facts . . . . . 3

Floor Plans . . . . . 4

Photo Gallery . . . . . 5

Traffic & Demo... . . 6



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

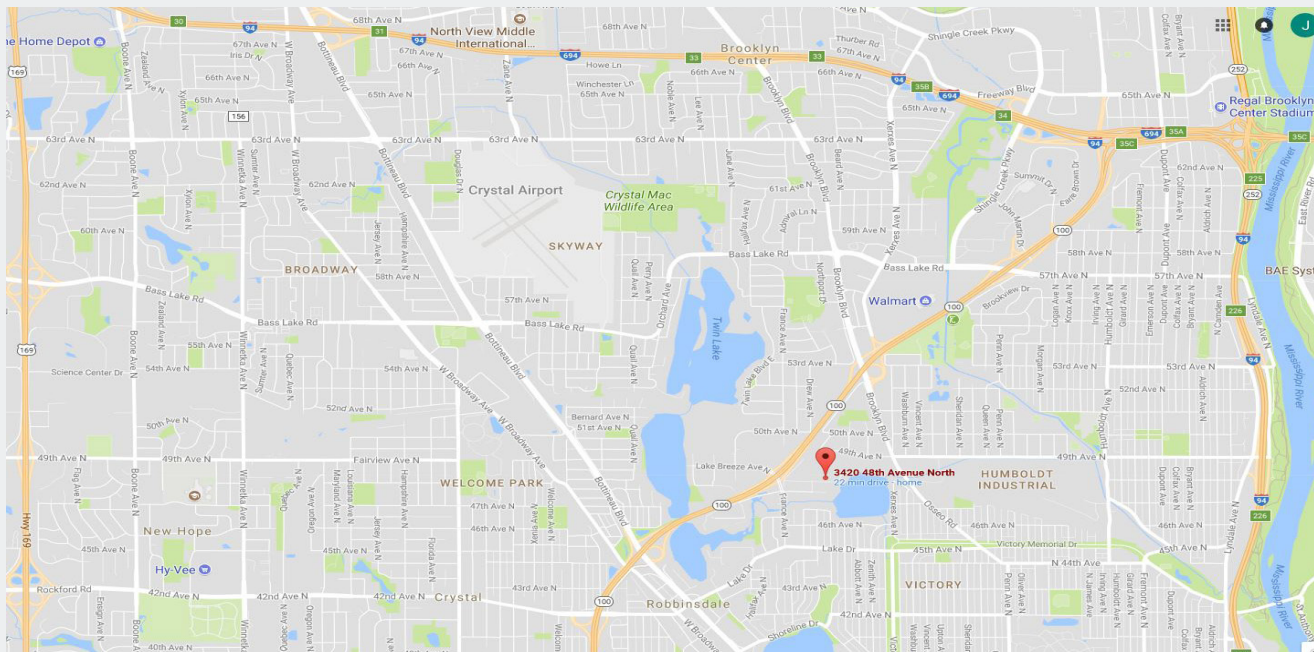
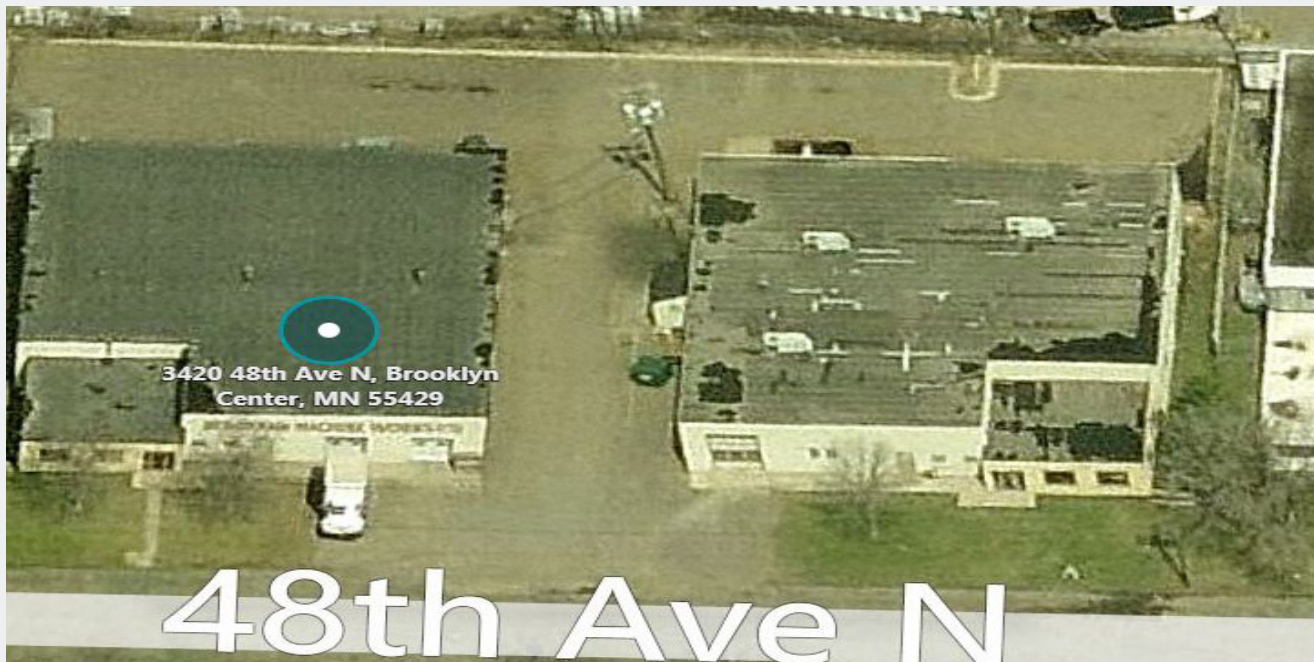




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AERIAL & MAP

FOR SALE - 9,680 SF Building



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## PROPERTY FACTS

**FOR SALE - 9,680 SF Building**

BUILDING SIZE	8,500 SF (Warehouse) 960 SF (Office) <u>220 SF (Restroom / Mechanicals)</u> <b>9,680 SF Total</b>
YEAR BUILT	1961
LAND ACRES	0.55 Acres
PID #	10-118-21-42-0017
ZONING	Industrial Preferred
CONSTRUCTION	Masonry
BUILDING HEIGHT	18' (Clear Height 13.6)
PARKING	15 free surface spaces as well as street parking.
DRIVE IN / DOCKS	(2) 8' x 8' Dock Doors & (1) 12' x 12' Drive In Door.
2017 REAL ESTATE TAXES	\$21,132.74
OFFICES	(3) Office, (1) Reception Area/ Desk, (1) Lunch Room
ELECTRICAL	Heavy Power throughout warehouse.
HVAC	(2) new unit heaters in 2014. New furnace and ac unit in 2014 for office area.
LIGHTING	Upgraded lighting in shop & office (2012).

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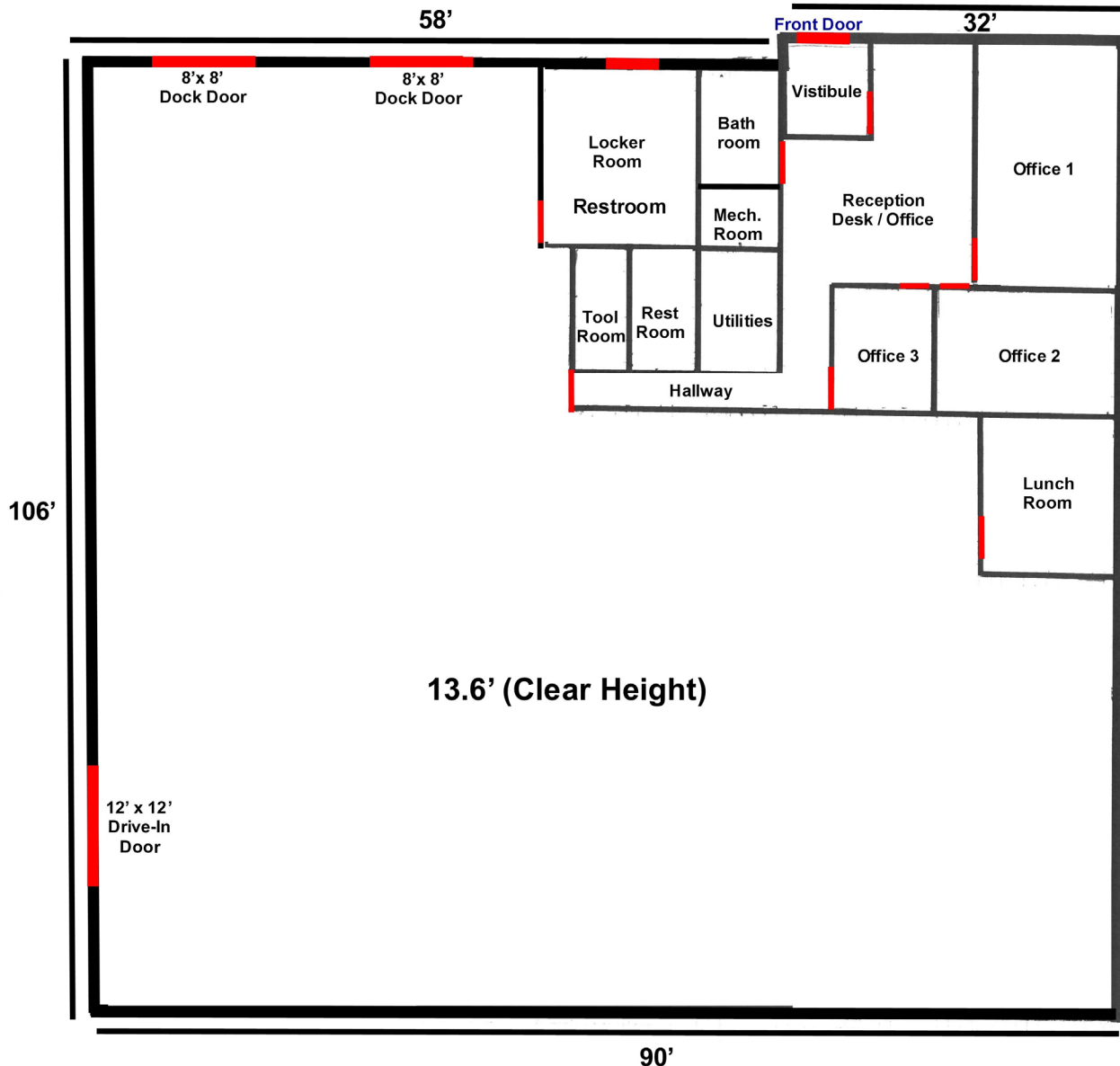
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## FLOOR PLAN

FOR SALE - 9,680 SF Building



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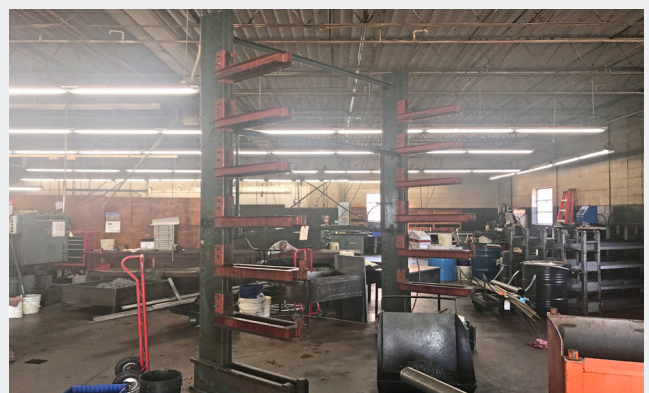
Front Office Area



Office 1



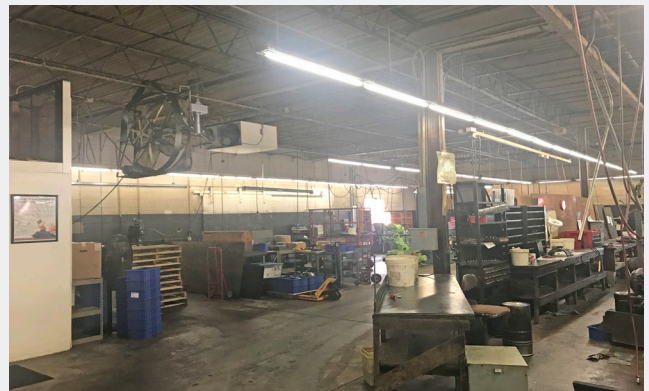
Drive In Door Area



Warehouse



Warehouse



Warehouse

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## CITY INFORMATION

**FOR SALE - 9,680 SF Building**

POPULATION (5 MILE RADIUS)	2010 Census - 306,177 2017 (Estimate) - 322,171 2022 (Projection) - 336,177 <i>*CoStar Data</i>
AVERAGE HOUSEHOLD INCOME	2017 (Estimate) - \$73,087 <i>*CoStar Data</i>
TRAFFIC	Hwy. 100 - 72,000 vehicles per day Brooklyn Blvd. - 16,787 vehicles per day <i>*CoStar Data</i>

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