



Industrial Building  
9633 85th Ave. N  
Maple Grove, MN 55369

**FOR SALE**  
**23,162 SF Office / Warehouse Building**



**FEATURES:**

- 23,162 SF Industrial Building "FOR SALE" in Maple Grove, MN
- Convenient location! Easy access from 169
- Includes 2,684 SF Office, 17,734 SF Warehouse, and 2,744 SF of Mezzanine
- 2 Dock Doors & 8 Drive in doors
- Great visibility & signage from 85th Ave

**Sale Price:**  
**\$1,850,000**

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**FACTS:**

- ▲ \$41,831.47 - 2018 Property Taxes
- ▲ PID #24-119-22-11-0002
- ▲ Built in 2006
- ▲ 20' Clear Height in Warehouse
- ▲ 16' Clear Height in Truck Bay Area



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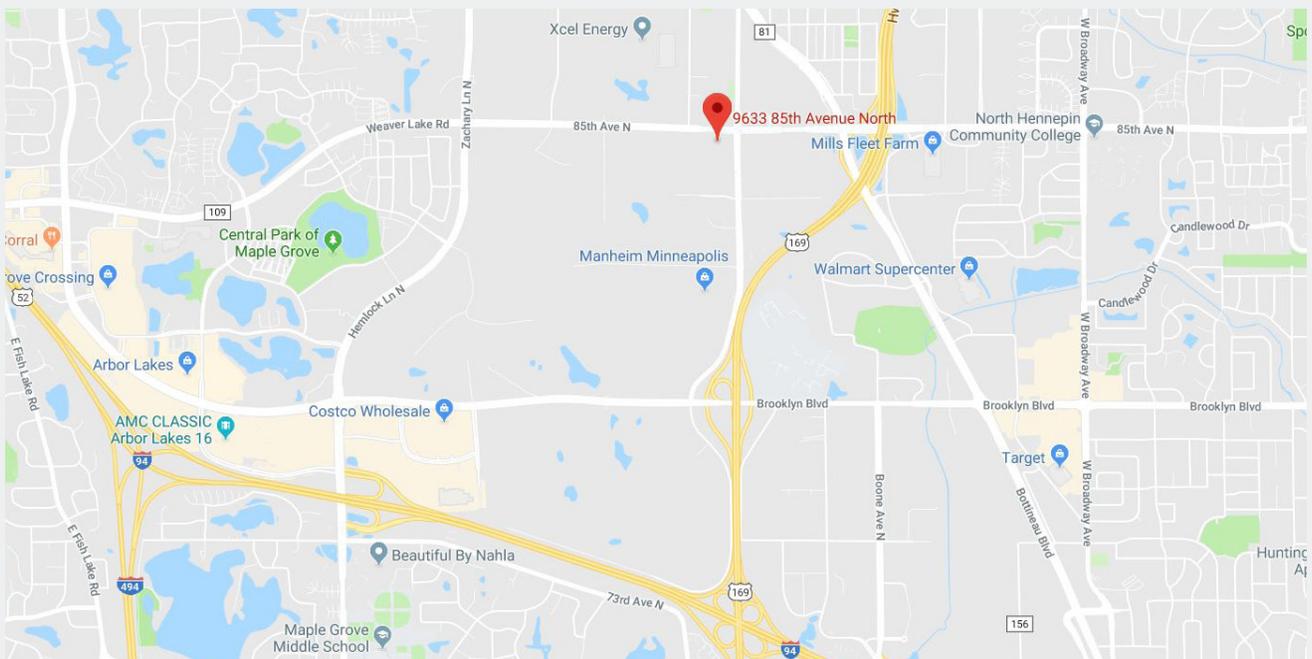
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**Arrow Companies**  
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**AERIAL & MAP**

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**PROPERTY FACTS**

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BUILDING SIZE	17,734 SF (Warehouse) 2,684 SF (Office) <u>2,744 SF (Mezzanine)</u> <b>23,162 SF Total</b>
YEAR BUILT	2006
LAND ACRES	1.64 Acres
PID #	24-119-22-11-0002
ZONING	Industrial
CONSTRUCTION	Masonry
BUILDING HEIGHT	20' clear height (Warehouse Area) / 16' clear (Truck Bay area).
PARKING	41 free surface spaces
DRIVE IN / DOCKS	(2) 8' x 8' Dock Doors & (8) 14' x 18' Drive In Doors.
2018 REAL ESTATE TAXES	\$41,831.47
OFFICES	(3) Offices, (1) Reception Area/Desk, (1) Break Room, (1) Conf. Room, (1) copy area & Multiple Bathrooms.
WAREHOUSE	(1) Air-Conditioned Warehouse Area, (1) Non-AC Warehouse Area, (1) Temp. Storage area, (12) Warehouse Cubicles, (1) Mezzanine Area
ELECTRICAL	208 volt / 600 amp / 3 phase
HVAC	<u>Office Area</u> (1) 3-ton & (1) 5-ton <u>Warehouse Area</u> (1) 3-ton with manual fresh air <u>Truck Dock Area</u> (1) 3600 CFM Direct fired Make-Up-Air & (2) Exhaust fans, (4) gas fired unit heaters, (5) Destratification Fans & (1) P-Tax A/C unit <u>Warehouse Cubicles</u> (1) 4-ton unit
LIGHTING	<u>Warehouse Area</u> - 2x4 6-lamp hi-bay fixtures <u>Office Area</u> - 2x4 parabolic 3-lamp fixtures

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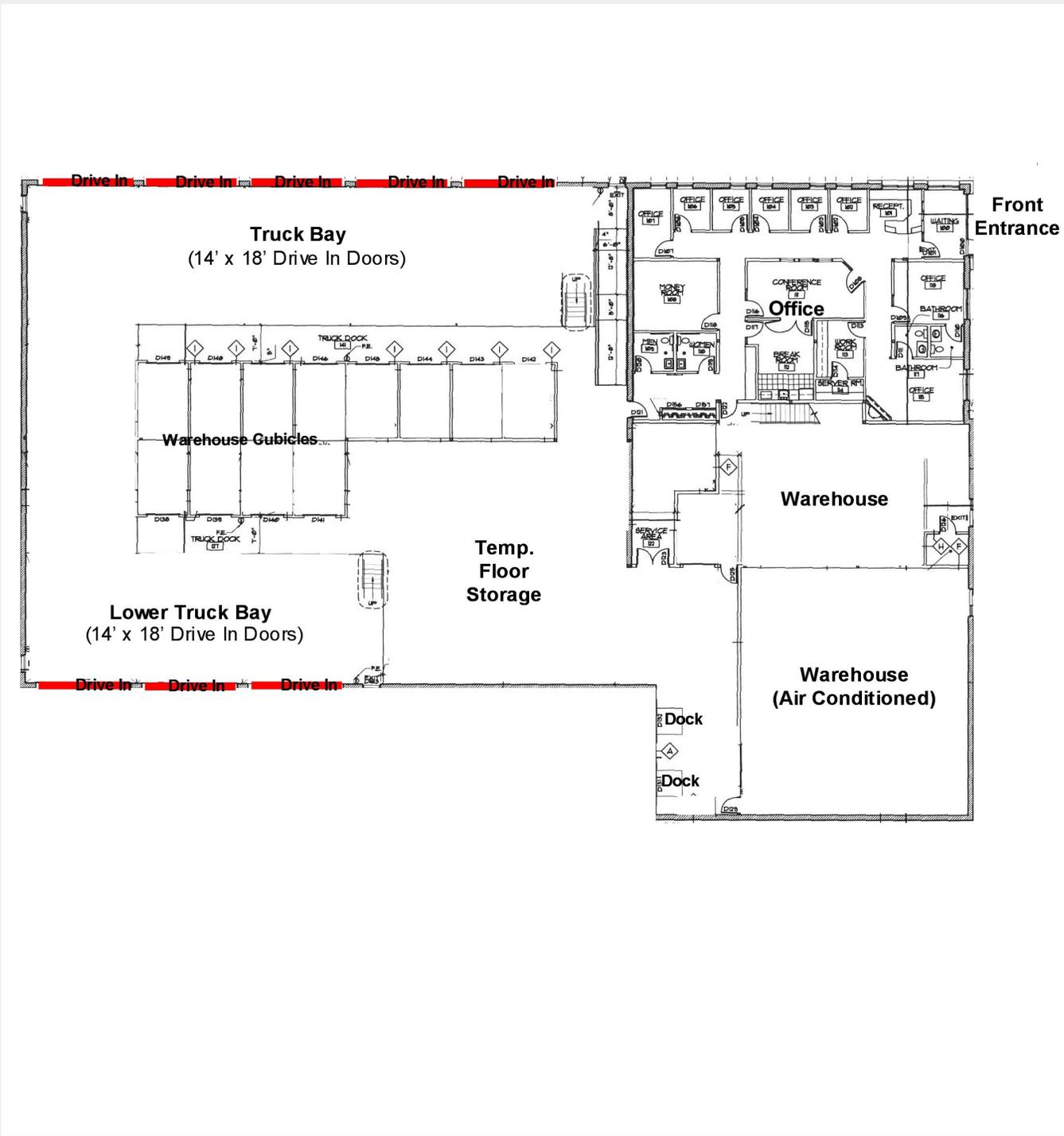
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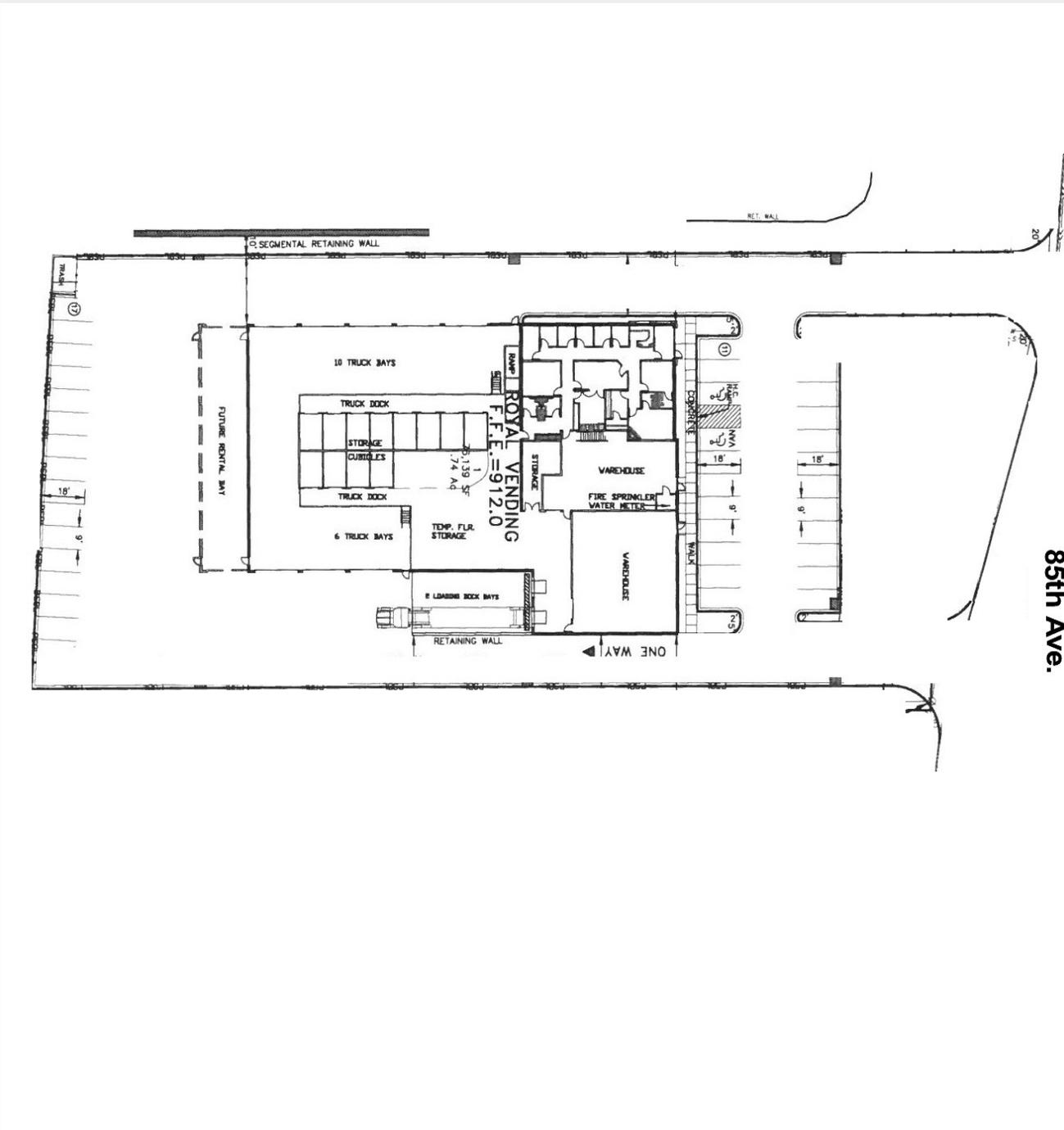
**FLOOR PLAN**

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**SITE PLAN**

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**PHOTO GALLERY**

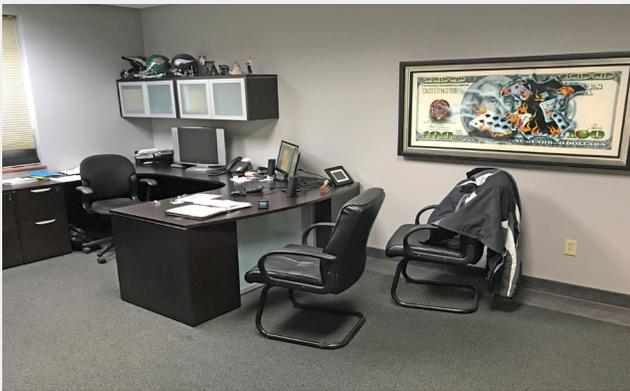
**FOR SALE**  
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Hallway / Conf. Room



Reception Area



Office



Office



Break Room



Mezz.

**PHOTO GALLERY**

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Driver Counter



AC Warehouse Area



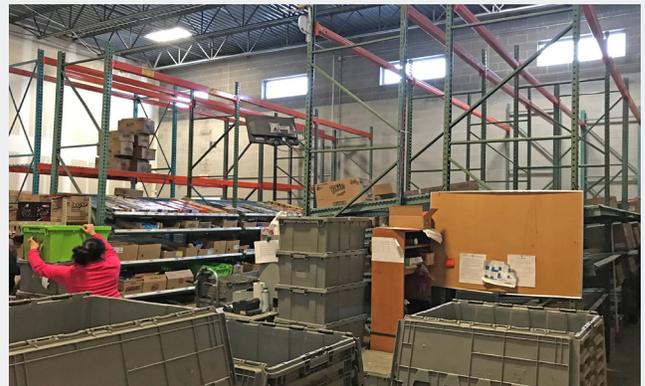
East Side - Truck Bay



West Side - Truck Bay



Side View



Warehouse



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**CITY INFORMATION**

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<p><b>POPULATION (5 MILE RADIUS)</b></p>	<p>2010 Census -          2018 (Estimate) - 322,171          2022 (Projection) - 336,177  <i>*CoStar Data</i></p>
<p><b>AVERAGE HOUSEHOLD INCOME</b></p>	<p>2018 (Estimate) - \$76,931  <i>*CoStar Data</i></p>
<p><b>TRAFFIC</b></p>	<p>85th Ave. N. - 14,295 vehicles per day          Jefferson Hwy. - 9,400 vehicles per day  <i>*CoStar Data</i></p>
<p><b>CITY OF MAPLE GROVE</b></p>	<p>Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town. Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality healthcare, year-round recreational activities, and an excellent standard of living. Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations. Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive. Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.</p>

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