

FOR SALE
16,800 SF Manufacturing Building

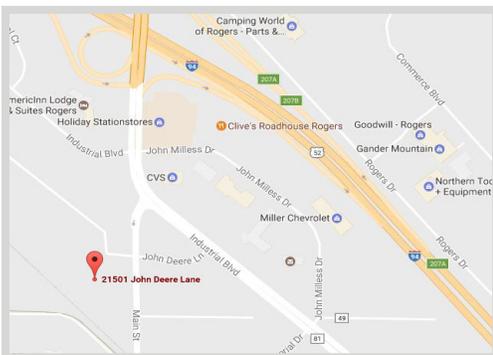


FEATURES:

- Metro Mold is moving to a new location!
- Extremely clean building ideal for any manufacturing company
- Over 50 electrical drop hook ups with 208 volt, 1,600 Amp, 3-phase power
- Fully air conditioned building including shop floor
- Easy access to CR-81, Hwy 101 & I-94

SALE PRICE:
\$975,000

2018 Taxes- \$21,613.86



FACTS:

- ▲ 16,800 SF Industrial Building
3,840 SF Office & 12,960 SF Warehouse
- ▲ (2) Drive-In Doors
- ▲ 14' warehouse clear height

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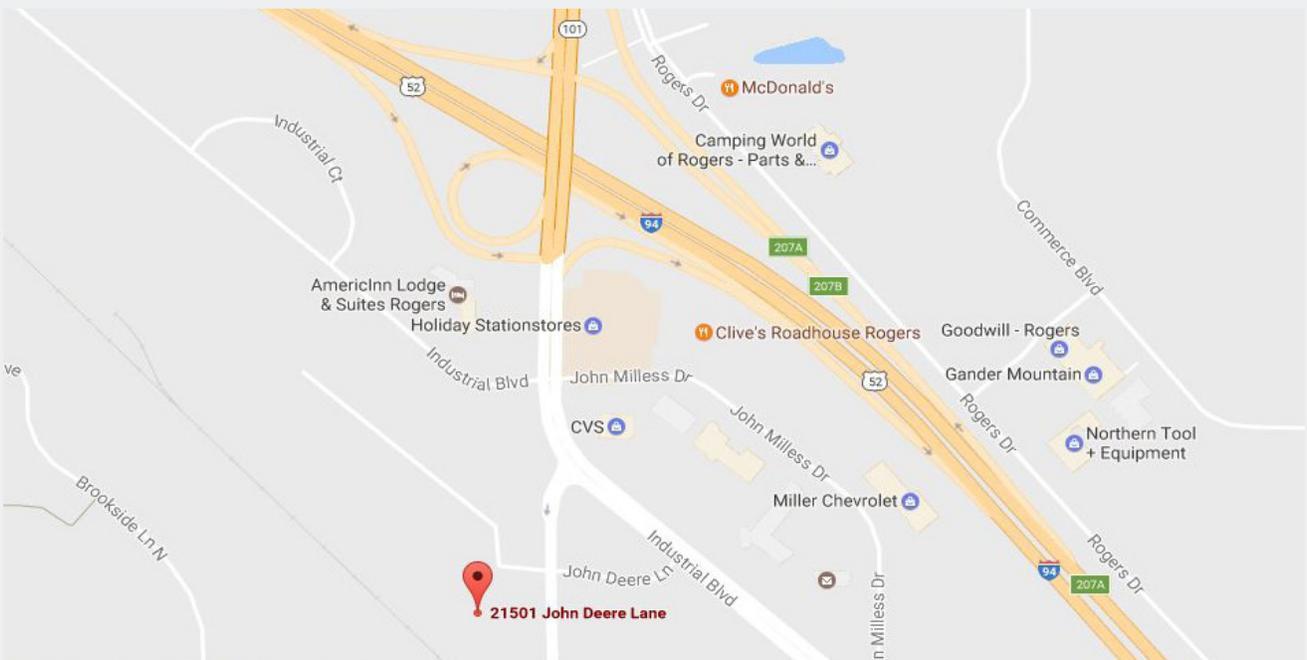
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

FOR SALE
16,800 SF Manufacturing Building



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PROPERTY FACTS

FOR SALE
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BUILDING SIZE	3,840 SF - Office <u>12,960 SF - Warehouse</u> 16,800 Total SF
YEAR BUILT	1985 & 1997- addition
PID #	23-120-23-24-0049
ZONING	LI (Limited Industry)
ELECTRICAL SERVICE	208 volt, 1,600 Amp, 3-phase with 50+ electrical drop hook ups
HVAC SYSTEMS	Shop- 65 tons Inspection Area- 2 tons Design area- 2.5 tons Office- 5 tons
FIRE PROTECTION	None
BUILDING DIMENSIONS	80' x 200' - Main Building 20' x 40' - Office
CLEAR HEIGHT	14' - Warehouse
FLOOR THICKNESS	6" Slab on Grade - Warehouse 4" Slab on Grade - Office
DRIVE-INS	(2) 10' x 12' Drive-In Doors
PARKING	Ample Parking
WAREHOUSE LIGHTING	100' Candles of Light
UTILITIES	Xcel Energy- Electric City Water & Sewer Center Point Energy Gas
2018 REAL ESTATE TAXES	\$21,613.86

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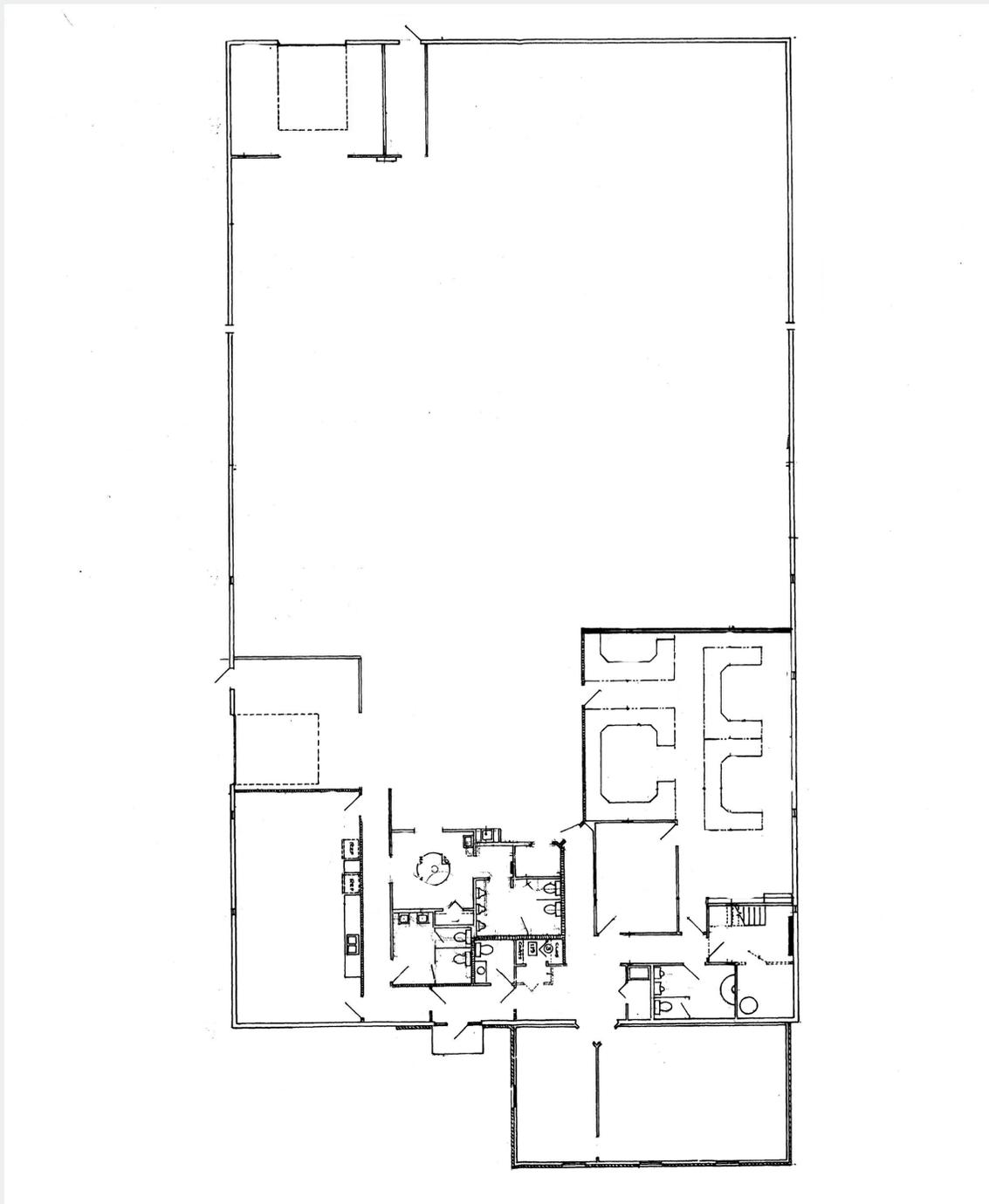
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FLOOR PLAN

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PHOTO GALLERY

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Front Lobby Area



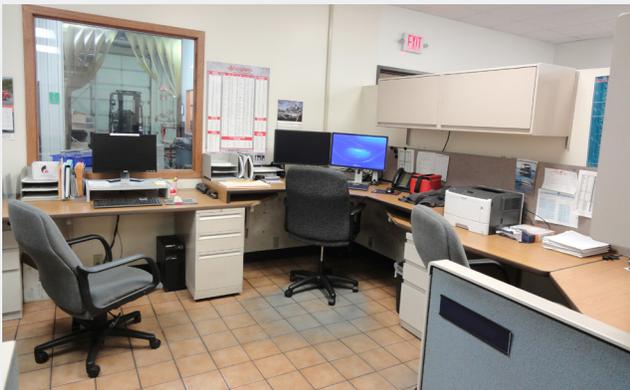
Office



Conference Room



Cubical Area



Cubical Area



Break Room

PHOTO GALLERY

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Inspection Area



Shop Floor



Shop Floor



Wash Area



Warehouse (Drive-in Door #1)



Warehouse (Drive-in Door #2)

OUTSIDE GALLERY

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Front



Rear of Building



Side of Building



Aerial Shot