

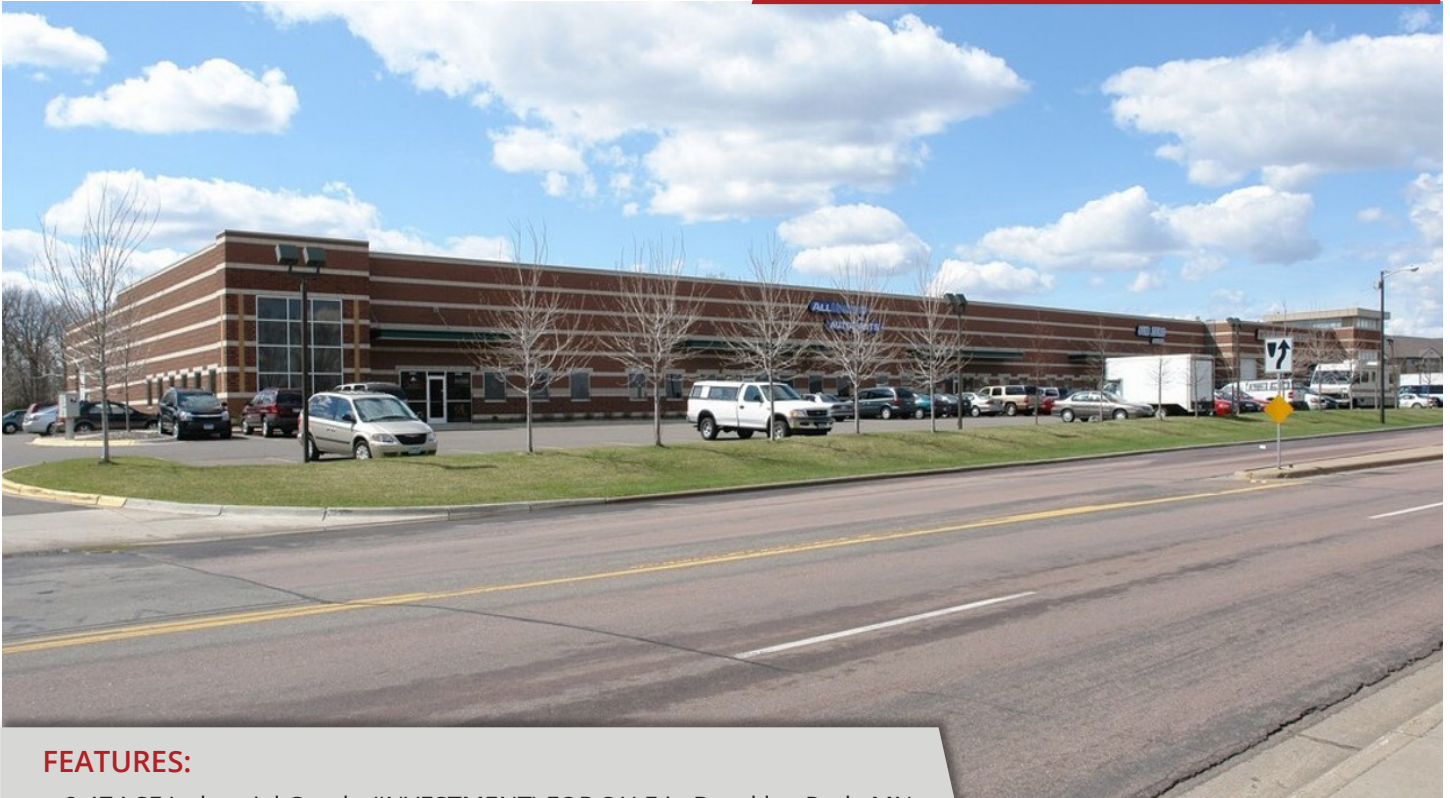


Xerxes Commerce Center

8467 - 8471 Xerxes Ave. N.

Brooklyn Park, MN 55444

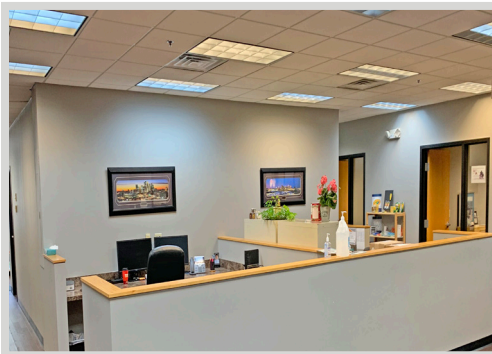
FOR SALE (INVESTMENT) 8,474 SF Industrial Condo



FEATURES:

- 8,474 SF Industrial Condo (INVESTMENT) FOR SALE in Brooklyn Park, MN.
- Longterm Tenant (Waypoint) has been occupying space since 2011.
- High-end buildout including multiple kitchens, freezers & learning area.
- Includes 7 offices, Conf. Room, Reception Desks, Cubicles & bathrooms.
- Great location in Brooklyn Park on the corner of 85th Ave & Xerxes Ave.

SALE PRICE:
\$1,350,000



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Arrow Companies

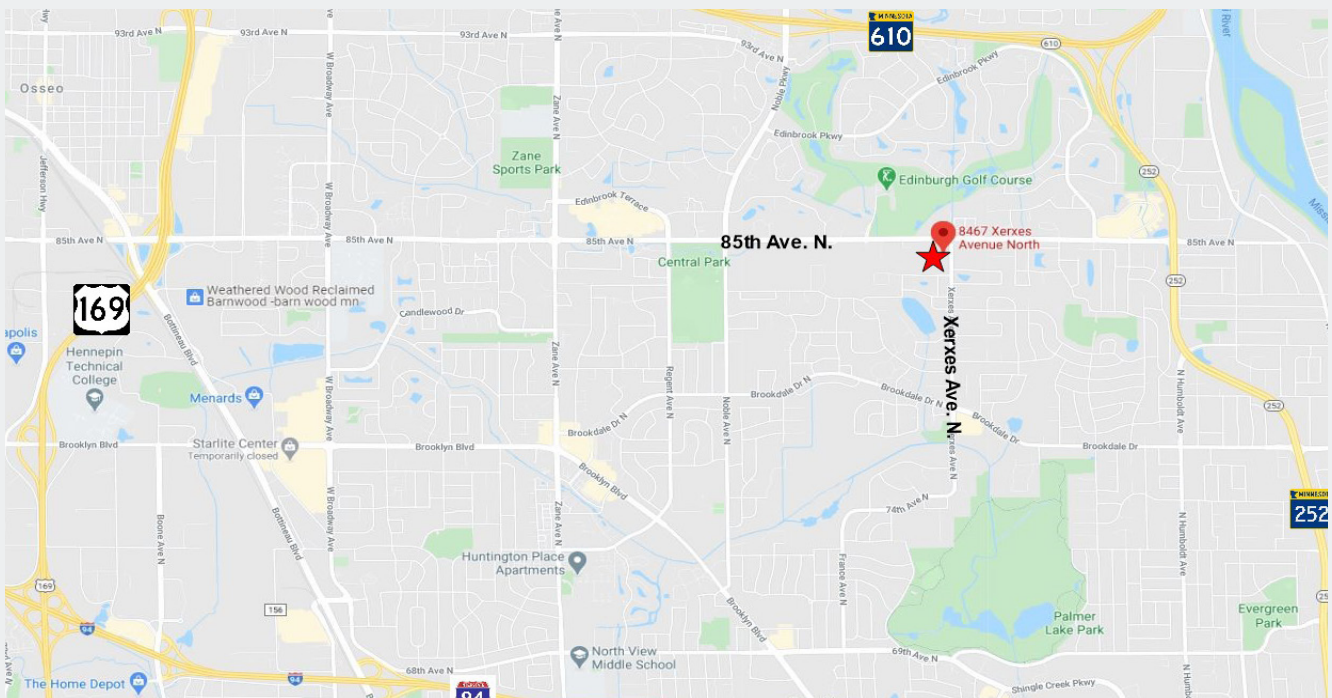
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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AERIAL & MAP

FOR SALE (INVESTMENT)
8,474 SF Industrial Condo



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PROPERTY FACTS

FOR SALE (INVESTMENT)
8,474 SF Industrial Condo

BUILDING SIZE	<u>8,474 SF</u>
YEAR BUILT	2003
PID #	(8467) 22-119-21-11-0069 (Hennepin County) (8471) 22-119-21-11-0068 (Hennepin County)
ROOF	Rubber
DRIVE IN DOOR	2 - (12' x 14') Drive In Doors.
ELECTRICAL	(2) - 200 Amp / 3 phase / panels
HVAC	Entire space including warehouse has AC.
CONSTRUCTION	Masonry
RESTROOMS:	Men's & Women's Restrooms
PARKING	Ample
2022 ASSOCIATION DUES	\$967.93 / per month
2022 REAL ESTATE TAXES	8467 Xerxes - \$16,581.58 <u>8471 Xerxes - \$14,786.06</u> Total - \$31,367.64

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TENANT INFO

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TENANT INFO:

Advantage Waypoint - www.asmwaypoint.com

**Industry Leading Foodservice Sales Agency &
Commercial Solutions Provider**

We provide foodservice sales agency and commercial solutions to operators, end-users, and distributors, by partnering with the best leading brands and food manufacturers. And, because we serve major stakeholders in the foodservice industry, we use our relationships to offer comprehensive, proven solutions. Our foodservice agency consists of experienced sales professionals who have completely reinvented the way our channel partners market, sell and source their products.

Our national presence and industry knowledge allows us to customize our solutions to meet your specific sales and marketing goals.

LEASE TERM:

January 1, 2011 to October 31, 2027

Tenant has two (2) - Five (5) year renewal options.

WHAT THEY DO:

By partnering with the best manufactures' brands, we offer foodservice sales and marketing to operators, end-users, and distributors. We also provide non-foods sales and marketing expertise through our Commercial Solutions division.

We are the one-call resource for sales expertise, marketing, culinary, and data-driven solutions. Our services help leading manufacturers, operators, and distributors.

RENTAL INCOME:

Request NOI with signed NDA.

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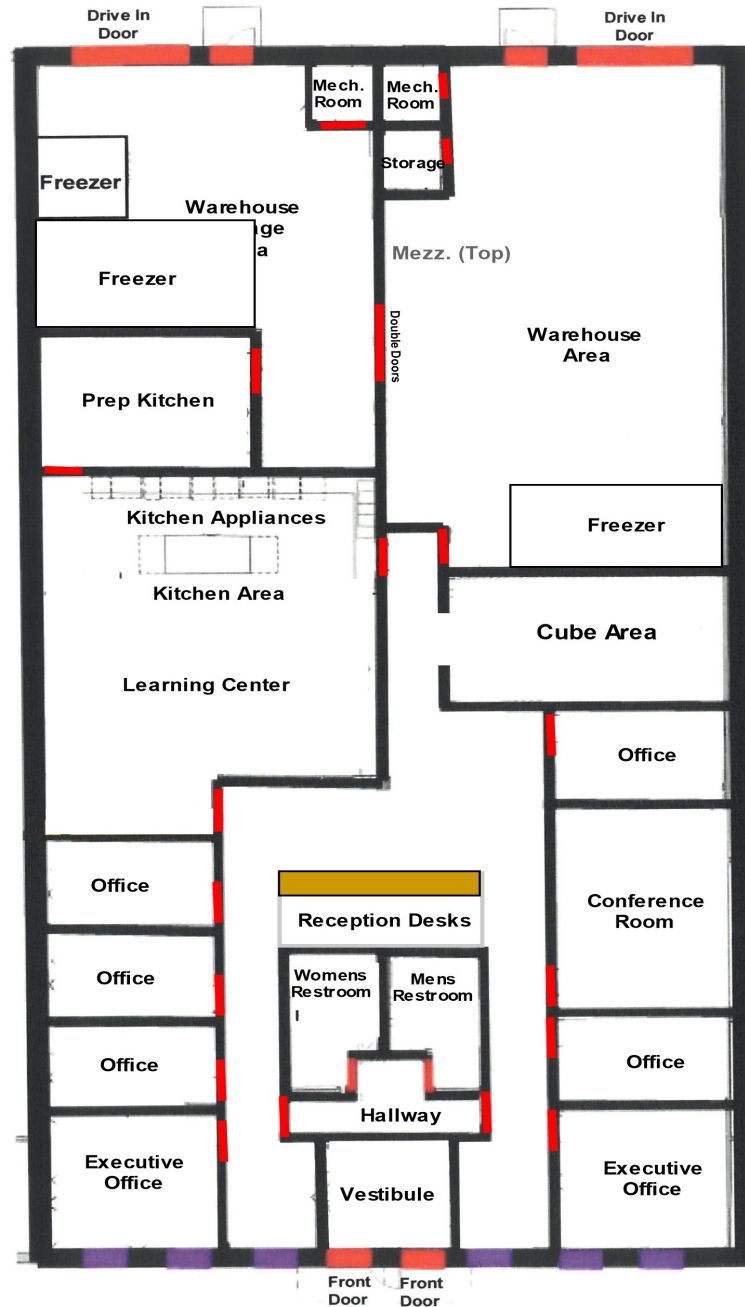
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FLOOR PLANS

**FOR SALE (INVESTMENT)
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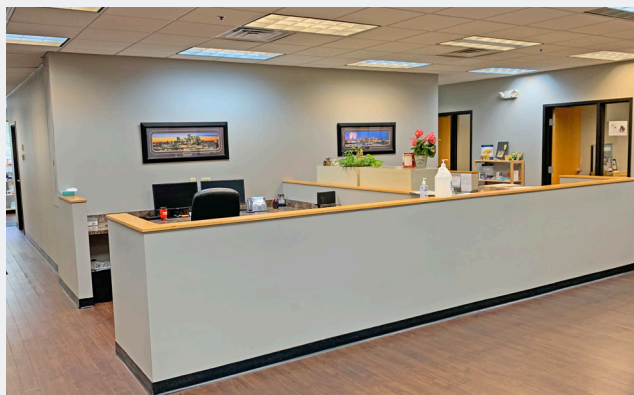
Front Entry



Conference Room - View 2



Front Entry View



Reception Desk Area



Private Office



Cubicle Area

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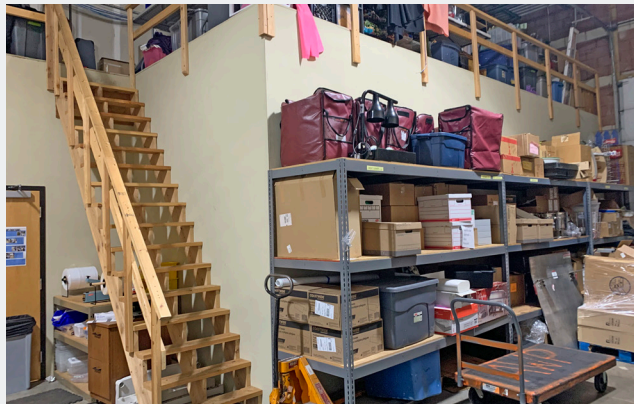
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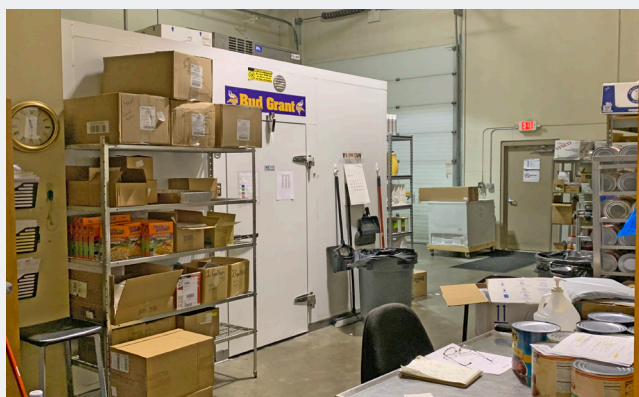
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Back View



Mezz. Area



Warehouse View / Fridge View



Kitchen Area



Prep Kitchen



Kitchen / Classroom

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 230, 755 2020 (Estimate) - 244,167 2025 (Projection) - 252,523
AVERAGE HOUSEHOLD INCOME	2020 (Estimate) - \$82,089
TRAFFIC	85th Ave. N. - 17,759 vehicles per day Xerxes Ave. N. - 8,306 vehicles per day
CITY INFO	<p>Brooklyn Park is the sixth largest city in Minnesota and continues to be a rapidly growing second-ring suburb. This former agriculture community offers a wide range of commercial, industrial and residential development opportunities. The city occupies approximately 17,020 acres—27 square miles, bounded on the south by Brooklyn Center, Crystal and New Hope, Champlin on the north, and Maple Grove and Osseo on the west. Brooklyn Park is about 85 percent developed, with the next area of growth under development north of Highway 610.</p> <p>The community provides excellent recreational opportunities, ranging from an extensive park and trail system to a nationally recognized public golf course. The city offers a number of amenities including unique parks and recreation programs, beautiful shoreline along the Mississippi River and a historical farm with seasonal activities. Residents and visitors alike are encouraged to enjoy the natural side of Brooklyn Park. A strong residential housing market, retail commercial market and industrial base complement the city's natural elements.</p>

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