



Industrial Building  
12680 Industrial Blvd NW  
Elk River, MN 55330

**FOR SALE**  
**23,880 SF Office / Warehouse**



**FEATURES:**

- 23,880 SF Industrial Building "FOR SALE" in Elk River, MN
- Convenient location! Easy access from Hwy 169 and Hwy 10
- Includes 7,880 SF Office, 12,920 SF Warehouse, and 3,080 SF of Mezzanine
- (2) 14' x 14' Drive-In Doors, (2) 14' x 12' Drive-In Doors,  
& Outside Loading Dock

**Sale Price:**  
**\$1,734,000**



**FACTS:**

- ▲ \$34,284 - 2021 Property Taxes
- ▲ PID #75-520-0120
- ▲ Warehouse built in 1989  
Office Addition built in 1994
- ▲ 20' Clear Height in Warehouse
- ▲ 4.12 Acre Lot

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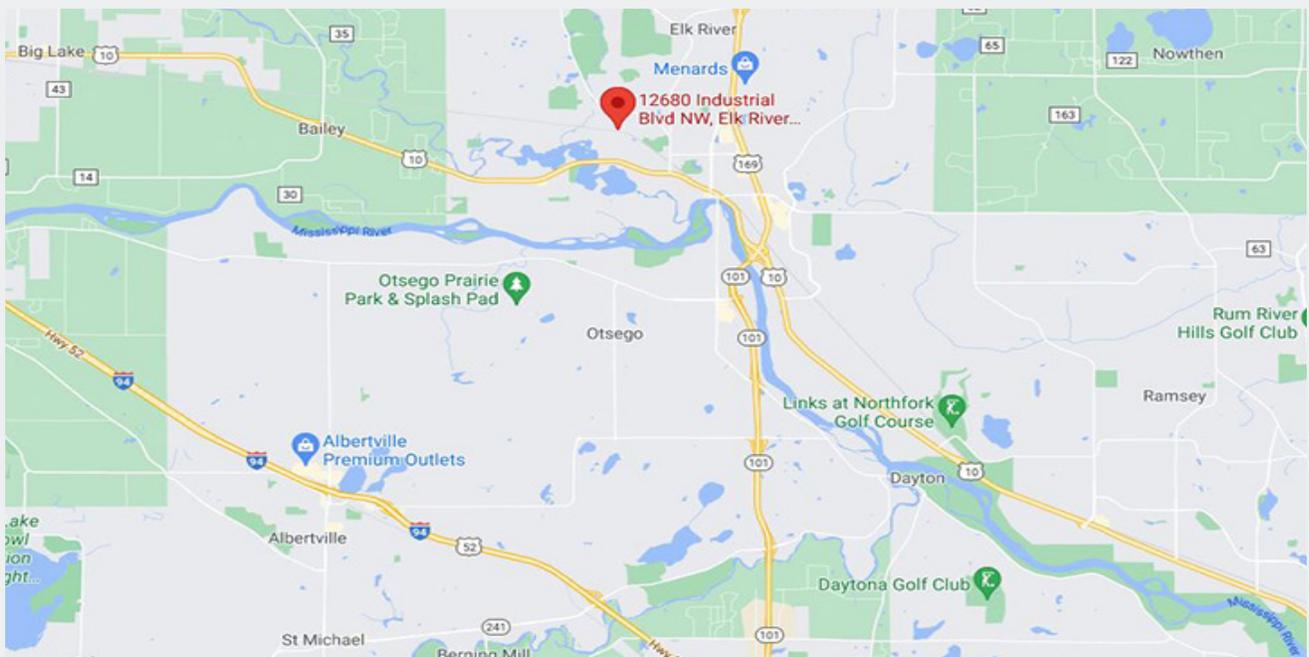
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**AERIAL & MAP**

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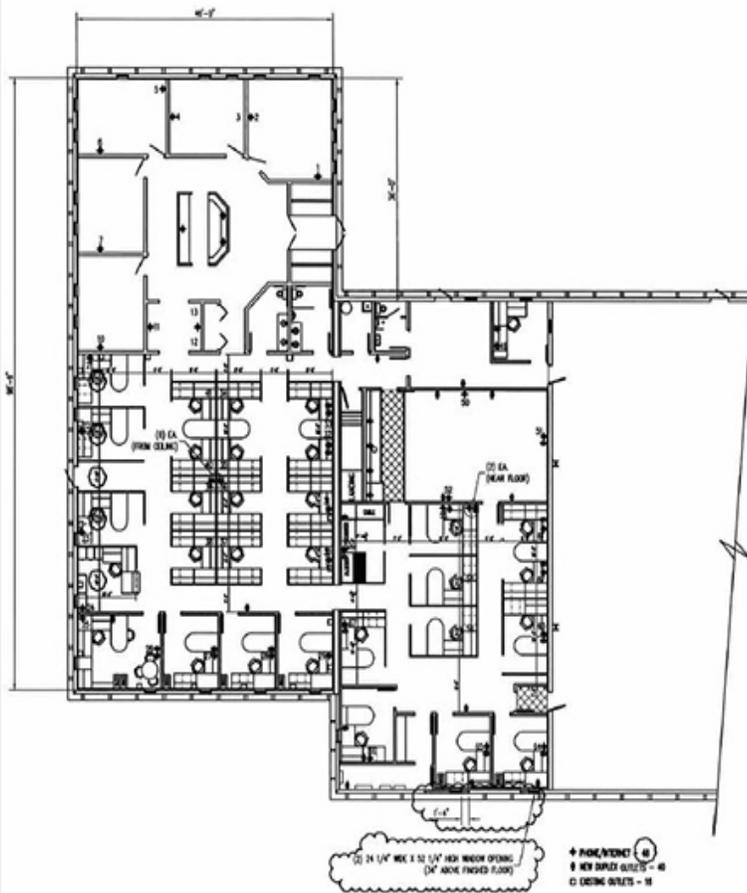
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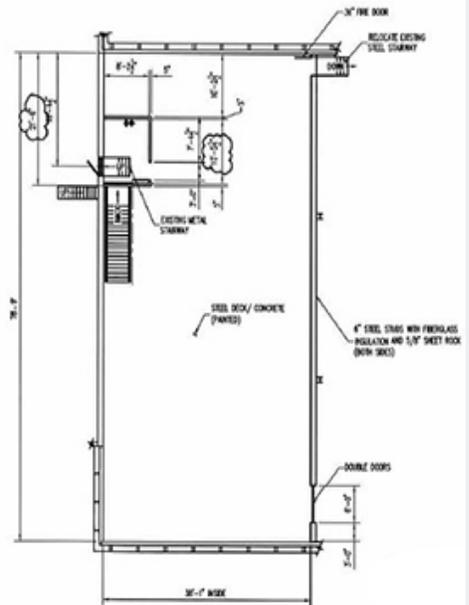
**OFFICE FLOOR PLAN**

**FOR SALE**  
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Main Level

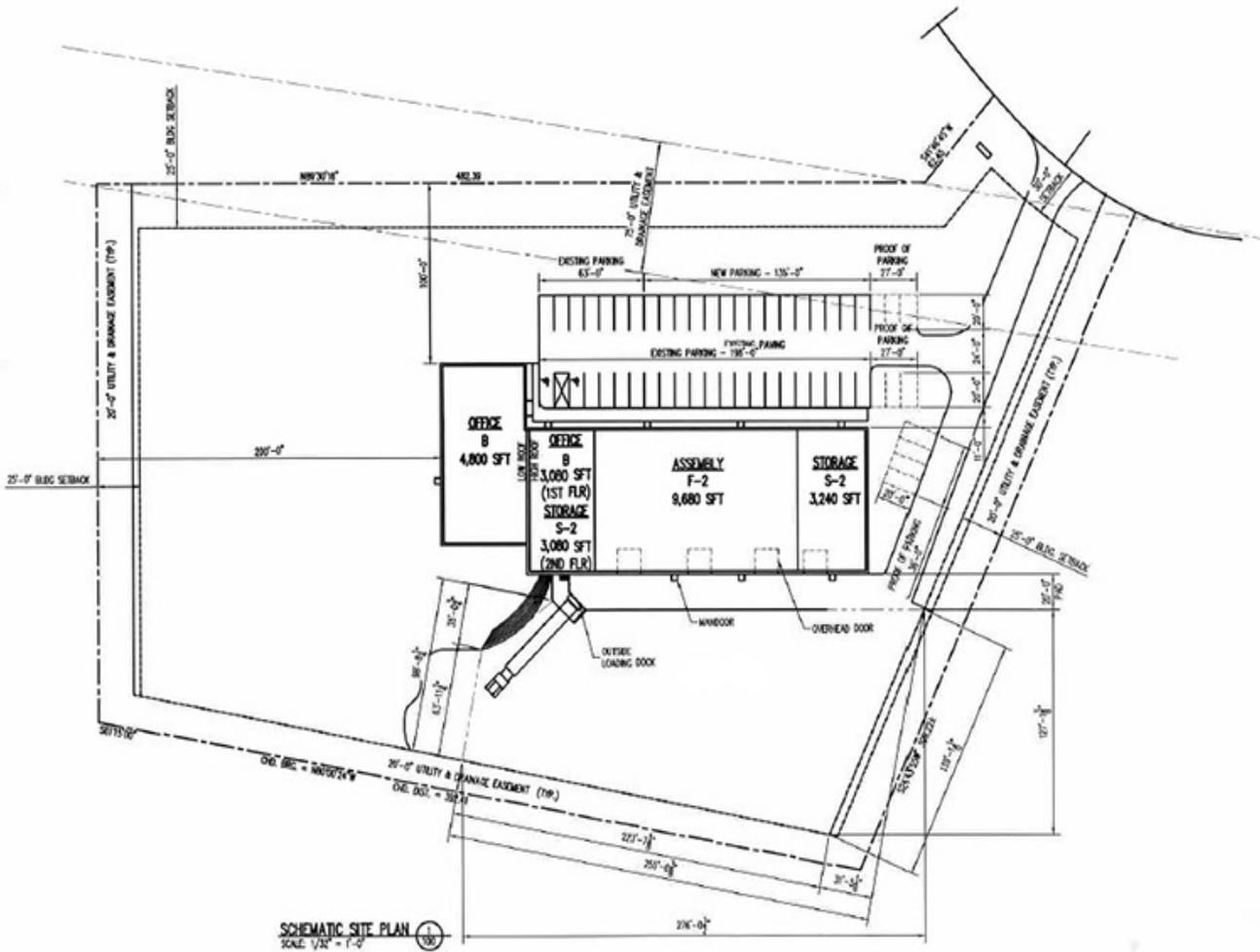


2nd Floor



**SITE PLAN**

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## PROPERTY FACTS

**FOR SALE**  
**23,880 SF Office / Warehouse**

BUILDING SIZE	12,920 SF (Warehouse) 7,880 SF (Office) <u>3,080 SF (Mezzanine)</u> <b>23,880 SF Total</b>
YEAR BUILT	Warehouse (1989) - Office (1994)
LAND ACRES	4.12 Acres
PID #	75-520-0120
ZONING	L1 - Light Industrial
CONSTRUCTION	Pre Cast
BUILDING HEIGHT	20' clear height
PARKING	30 surface spaces
DRIVE IN / DOCKS	(2) 14' x 14' & (2) 14' x 12' Drive-In Doors, & (1) Outside Loading Dock
2021 REAL ESTATE TAXES	\$34,284.00
OFFICE INCLUDES	(13) Private Offices, Large Open Office Areas, (1) Break Room, (1) Conf. Room, (1) Server Room, & (3) Restrooms.
WAREHOUSE	40' x 25' Column Spacing
CRANE	3-ton Bridge Crane in Warehouse

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**OFFICE**

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Breakroom



Conference Room



Cubicle Area



Front Entrance



Reception Desk



Private Office

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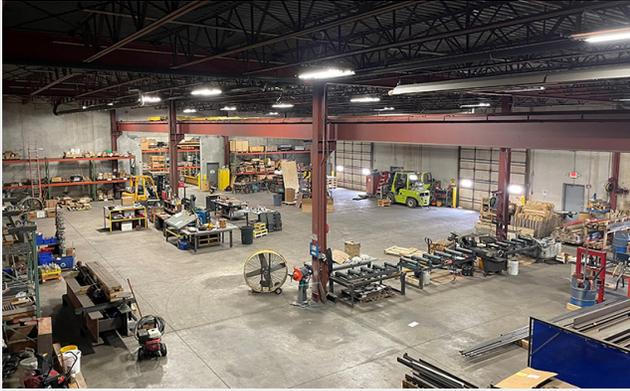
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**WAREHOUSE**

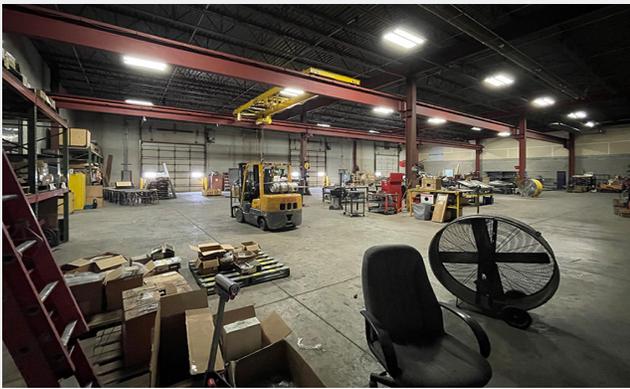
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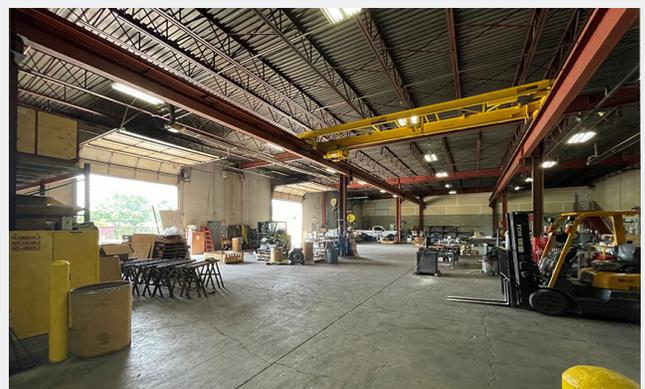
Warehouse



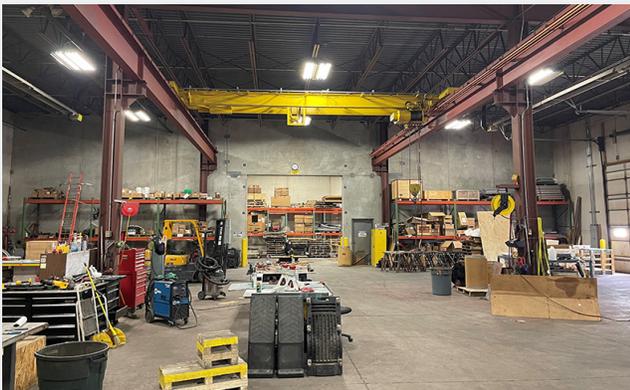
Warehouse



Warehouse



Crane



Crane



Fire Door

**EXTERIOR**

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South Side - Drive In's & Loading Dock



South Side Loading Area



Office Entry



Warehouse Roof



South Side Loading Area



North Side - Parking & Office Entrance

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**CITY INFORMATION**

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**CITY OF ELK RIVER**

Since its incorporation in 1977, transportation has played a significant role in the growth of this business friendly community. Its location on Highways 10, 169, and 101, along with its close proximity to Interstate 94 and Minneapolis-St. Paul International Airport, makes it the ideal address for outward migrating companies from Minneapolis, St. Paul, St. Cloud, and beyond. The Northstar Commuter Rail makes it easier than ever to travel between Big Lake and Minneapolis, with stops in Elk River, Ramsey, Anoka, and Fridley.

The City of Elk River was designated as "Energy City" for Minnesota in 1997 to serve as the geographical focal point for demonstration of efficient and renewable energy products, services and technologies. Energy City aims to provide resources to our residents, businesses, non-profits and builders to assist in developing overall sustainability.

In 2012, Elk River became a Beyond the Yellow Ribbon certified city, helping to connect service members to vital community resources before, during, and after a deployment.

Population: 25,213\*

Square Mileage: 44

Parks: 41 parks over 1,388 acres

Trails: 75+ miles of paved walkways, and myriad of hiking and biking trails

Median Household Income: \$86,584



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