

**FOR  
SALE**

## FULLY LEASED TRUCK TERMINAL

10001 89th Avenue N.  
Maple Grove, MN 55369



**INVESTMENT PROPERTY**

**12,830 SF INDUSTRIAL BUILDING - FOR SALE IN MAPLE GROVE, MN**



**SALES PRICE:**

*Presented By:*



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**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

### FEATURES

- 12,830 SF Industrial Building - FOR SALE in Maple Grove, MN  
1,600 SF Office 11,230 SF Dock Area
- Located off 89th Avenue, and Zachary Lane. Minutes to Hwy 169, and Hwy 610, I-94
- Truck terminal with 39 loading docks
- Fully leased- Great investment property!
- Fenced in yard and alarmed

### FACTS

- \$52,445.44- 2015 Property Taxes
- PID # - 13-119-22-42-0003

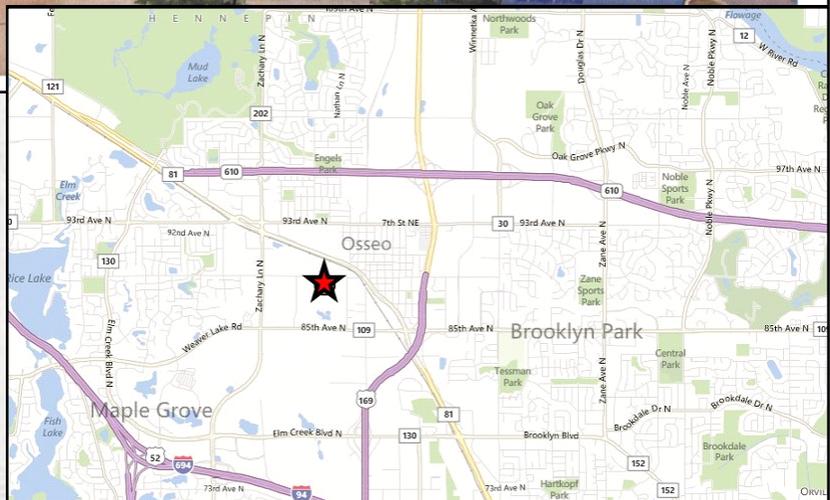
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**AERIAL & MAP**



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### **PROPERTY FACTS**

|                         |   |
|-------------------------|---|
| Building Size:          | 12,830 SF Total<br><b>Office-1,600 SF Warehouse- 11,230 SF</b>                                  |
| Year Built:             | 1983 / 70' x 64' Addition –2004   |
| Lot Size:               | 5.57 Acres (242,797 SF)   |
| PID #:                  | 13-119-22-42-0003   |
| Zoning:                 | Industrial Preferred  |
| Docks:                  | (39) 8' x 8'  |
| Clear Height:           | 14'   |
| Utilities:              | Xcel and Centerpoint Energy   |
| Tenants:                | Dayton Freight (Tenant since 1994)<br>M & L Smith<br>Malark Companies<br>Utility Pole Solutions |
| Current Lease Term:     | Through March 31, 2017  |
| 2015 Real Estate Taxes: | \$52,445.44   |

*Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.*

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### **PHOTO GALLERY - TRUCK TERMINAL**



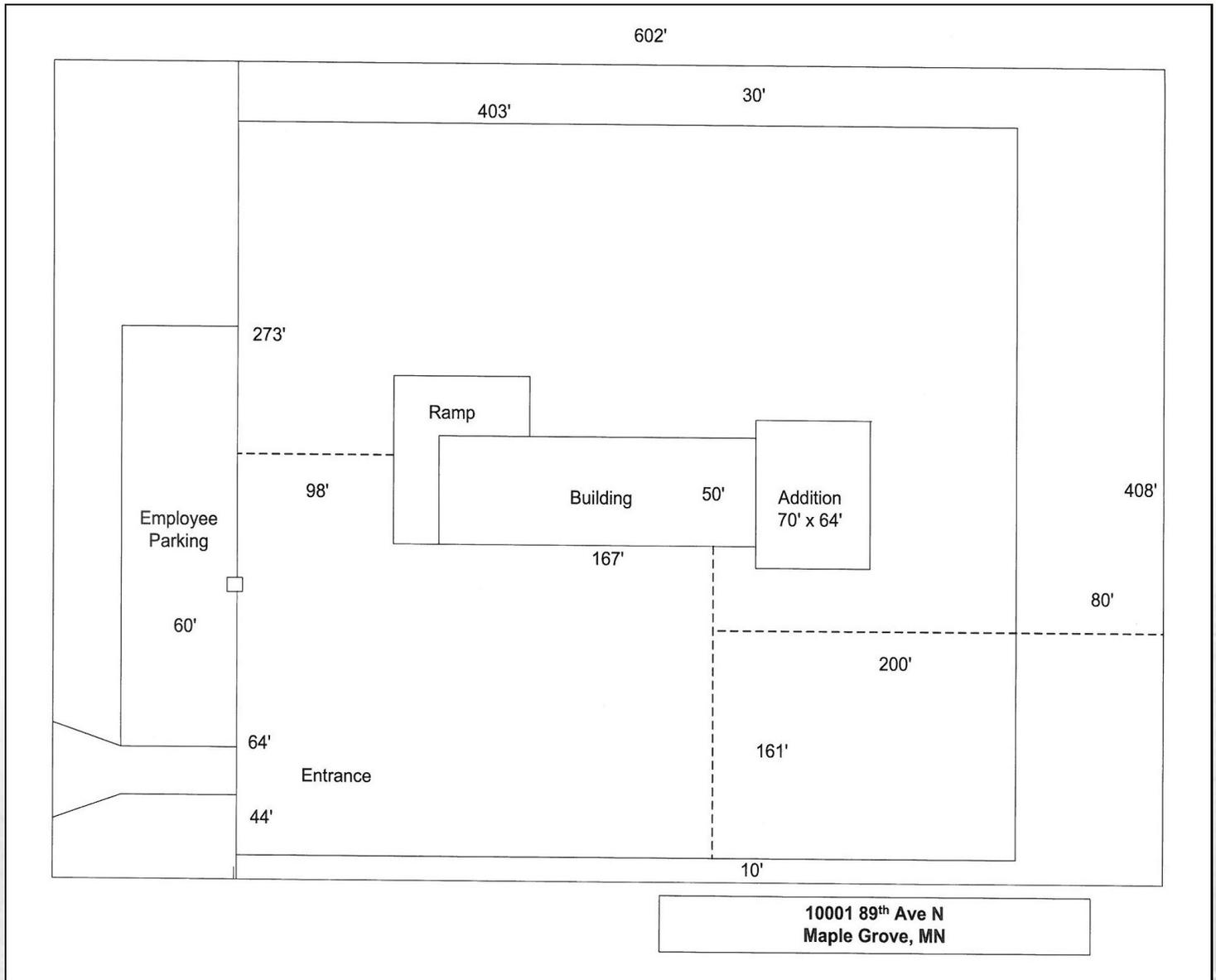
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## SITE PLAN



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**DEMOGRAPHICS**

**Demographic Summary Report**

| <b>Dayton Freight</b>                     |                                  |                 |   |  |
|---|----------------------------------|-----------------|---|--|
| <b>10001 89th Ave N, Osseo, MN 55369</b>  |                                  |                 |   |  |
| Building Type: <b>Industrial</b>          | Warehouse Avail: <b>7,980 SF</b> |                 |  |  |
| RBA: <b>7,980 SF</b>                      | Office Avail: <b>-</b>           |                 |   |  |
| Land Area: <b>5.57 AC</b>                 | % Leased: <b>100%</b>            |                 |   |  |
| Total Available: <b>7,980 SF</b>          | Rent/SF/Yr: <b>Negotiable</b>    |                 |   |  |
| <b>Radius</b>                             | <b>1 Mile</b>                    | <b>3 Mile</b>   | <b>5 Mile</b>   |  |
| <b>Population</b>                         |                                  |                 |   |  |
| 2017 Projection                           | 4,891                            | 52,348          | 185,333   |  |
| 2012 Estimate                             | 4,544                            | 50,434          | 177,673   |  |
| 2010 Census                               | 4,428                            | 49,726          | 174,701   |  |
| Growth 2012 - 2017                        | 7.60%                            | 3.80%           | 4.30%   |  |
| Growth 2010 - 2012                        | 2.60%                            | 1.40%           | 1.70%   |  |
| <b>2012 Population by Hispanic Origin</b> |                                  |                 |   |  |
|   | 187                              | 2,095           | 8,787   |  |
| <b>2012 Population By Race</b>            |                                  |                 |   |  |
|   | 4,544                            | 50,434          | 177,673   |  |
| White                                     | 4,021 88.49%                     | 36,636 72.64%   | 125,393 70.58%  |  |
| Black or African American                 | 193 4.25%                        | 6,559 13.01%    | 24,788 13.95%   |  |
| American Indian and Alaska Native         | 19 0.42%                         | 218 0.43%       | 709 0.40%   |  |
| Asian                                     | 128 2.82%                        | 4,517 8.96%     | 16,940 9.53%  |  |
| Native Hawaiian and Pacific Islander      | 2 0.04%                          | 43 0.09%        | 91 0.05%  |  |
| Other Race                                | 79 1.74%                         | 951 1.89%       | 4,199 2.36%   |  |
| Two or More Races                         | 104 2.29%                        | 1,511 3.00%     | 5,552 3.12%   |  |
| <b>Households</b>                         |                                  |                 |   |  |
| 2017 Projection                           | 2,158                            | 20,022          | 68,296  |  |
| 2012 Estimate                             | 1,987                            | 19,198          | 65,282  |  |
| 2010 Census                               | 1,924                            | 18,902          | 64,204  |  |
| Growth 2012 - 2017                        | 8.60%                            | 4.30%           | 4.60%   |  |
| Growth 2010 - 2012                        | 3.30%                            | 1.60%           | 1.70%   |  |
| Owner Occupied                            | 1,280 64.42%                     | 14,742 76.79%   | 48,632 74.50%   |  |
| Renter Occupied                           | 706 35.53%                       | 4,456 23.21%    | 16,649 25.50%   |  |
| <b>2012 Households by HH Income</b>       |                                  |                 |   |  |
|   | 1,987                            | 19,198          | 65,282  |  |
| Income Less Than \$15,000                 | 134 6.74%                        | 990 5.16%       | 3,964 6.07%   |  |
| Income: \$15,000 - \$24,999               | 210 10.57%                       | 1,115 5.81%     | 3,765 5.77%   |  |
| Income: \$25,000 - \$34,999               | 168 8.45%                        | 1,396 7.27%     | 4,559 6.98%   |  |
| Income: \$35,000 - \$49,999               | 360 18.12%                       | 2,510 13.07%    | 8,370 12.82%  |  |
| Income: \$50,000 - \$74,999               | 369 18.57%                       | 4,457 23.22%    | 13,900 21.29%   |  |
| Income: \$75,000 - \$99,999               | 312 15.70%                       | 3,443 17.93%    | 11,107 17.01%   |  |
| Income: \$100,000 - \$149,999             | 306 15.40%                       | 3,611 18.81%    | 12,752 19.53%   |  |
| Income: \$150,000 - \$199,999             | 89 4.48%                         | 1,118 5.82%     | 4,086 6.26%   |  |
| Income: \$200,000+                        | 39 1.96%                         | 558 2.91%       | 2,779 4.26%   |  |
| <b>2012 Avg Household Income</b>          | <b>\$71,147</b>                  | <b>\$81,777</b> | <b>\$85,283</b>   |  |
| <b>2012 Med Household Income</b>          | <b>\$56,172</b>                  | <b>\$68,320</b> | <b>\$70,227</b>   |  |
| <b>2012 Per Capita Income</b>             | <b>\$31,400</b>                  | <b>\$31,214</b> | <b>\$31,513</b>   |  |



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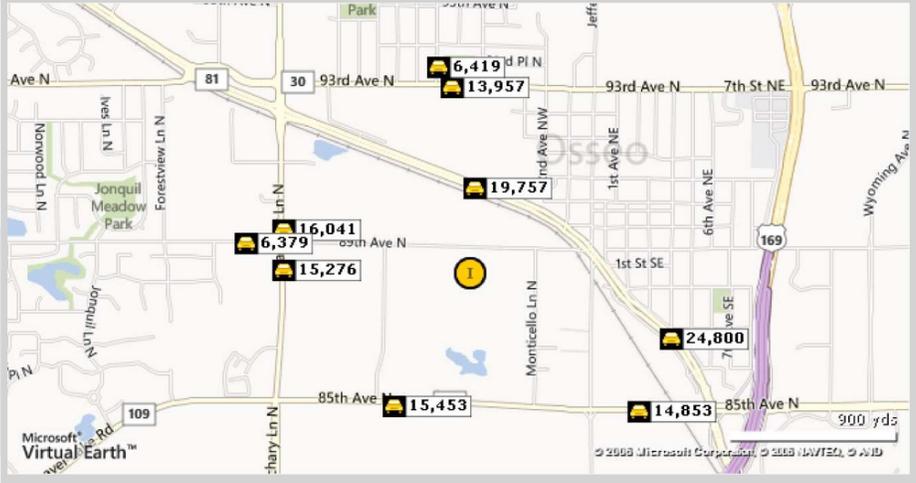
**TRAFFIC SUMMARY**

**Traffic Count Report**

**Dayton Freight**  
10001 89th Ave N, Osseo, MN 55369

Building Type: **Industrial**  
RBA: **7,980 SF**  
Land Area: **5.57 AC**  
Total Available: **7,980 SF**  
Warehse Avail: **7,980 SF**  
Office Avail: -  
% Leased: **100%**  
Rent/SF/Yr: **Negotiable**





| Street                   | Cross Street    | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| <b>1</b> County Road 81  |                 | 0.00           | 2011       | 19,757           | MPSI        | .26                     |
| <b>2</b> County Road 109 |                 | 0.00           | 2011       | 15,453           | MPSI        | .47                     |
| <b>3</b> 93rd Ave N      | Revere Ln N     | 0.04 W         | 2011       | 13,957           | MPSI        | .58                     |
| <b>4</b> Zachary Ln N    | 89th Ave N      | 0.08 N         | 2011       | 15,276           | MPSI        | .58                     |
| <b>5</b> Zachary Ln N    | 89th Ave N      | 0.04 S         | 2011       | 16,282           | MPSI        | .60                     |
| <b>6</b> Zachary Ln N    | 89th Ave N      | 0.04 S         | 2010       | 16,041           | MPSI        | .60                     |
| <b>7</b> Revere Ln N     | 93rd Ave N      | 0.06 S         | 2011       | 6,419            | MPSI        | .65                     |
| <b>8</b> County Road 152 |                 | 0.00           | 2011       | 24,800           | MPSI        | .66                     |
| <b>9</b> 85th Ave N      | Jefferson Ln N  | 0.03 W         | 2011       | 14,853           | MPSI        | .68                     |
| <b>10</b> 89th Ave N     | Cottonwood Ln N | 0.09 W         | 2011       | 6,379            | MPSI        | .70                     |



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