

**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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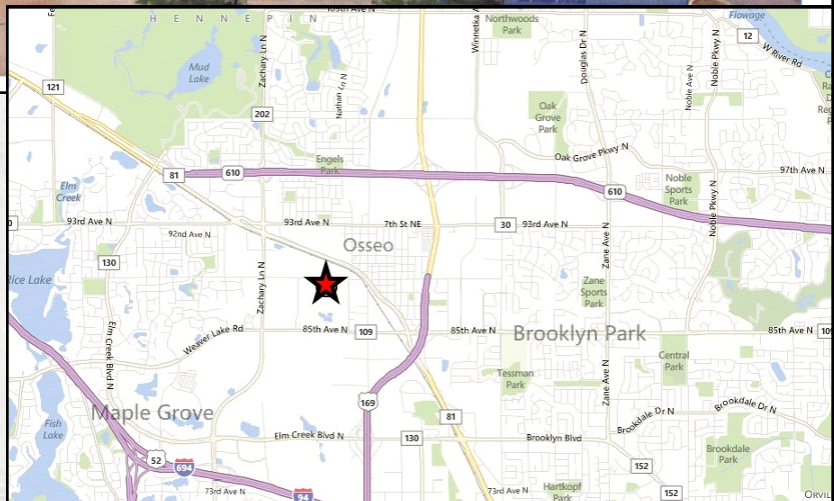
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AERIAL & MAP



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Page 2

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PROPERTY FACTS

Building Size:	12,830 SF Total Office -1,600 SF Warehouse - 11,230 SF
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) M & L Smith Malark Companies 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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Page 3

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PHOTO GALLERY - TRUCK TERMINAL



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Page 5

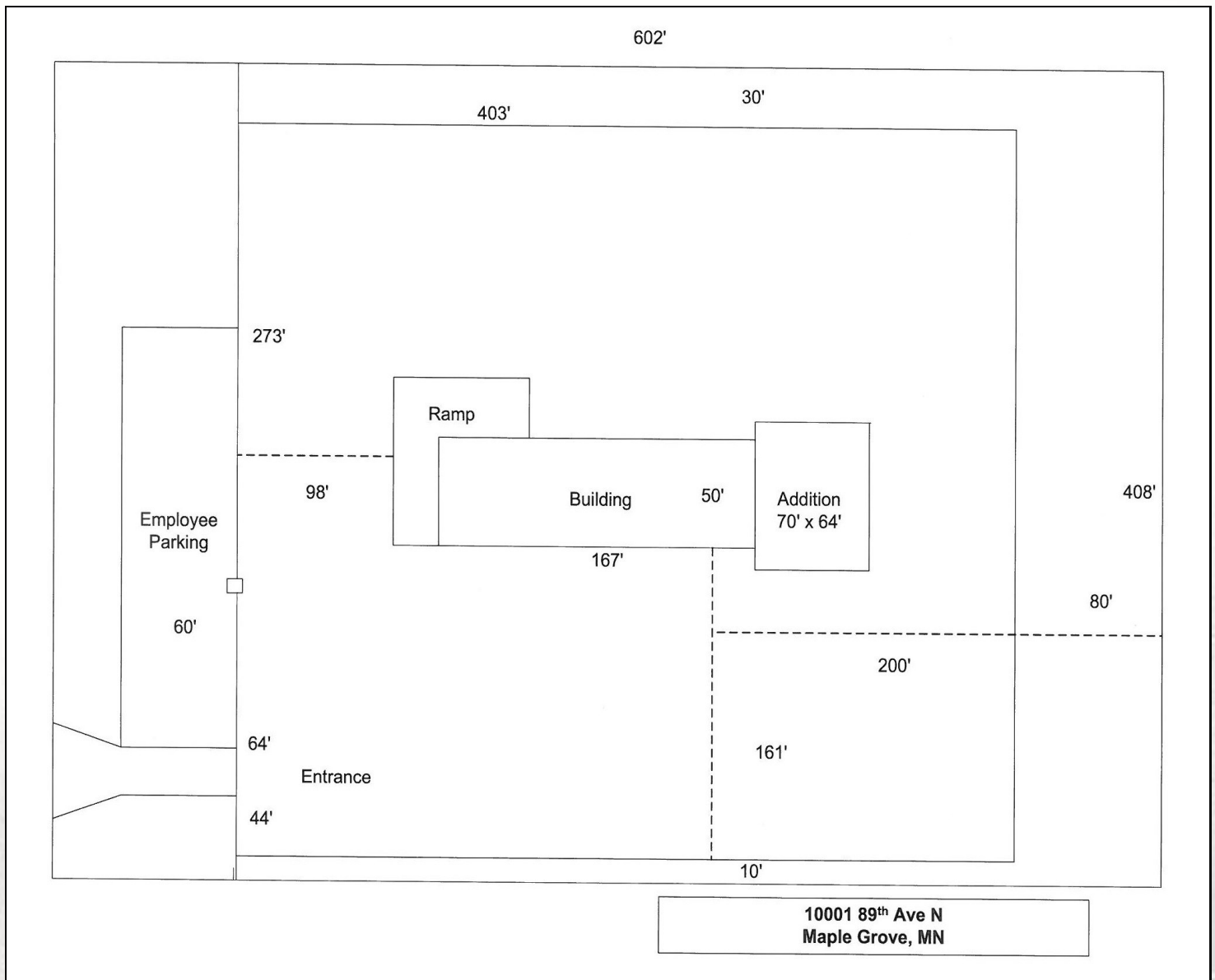
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SITE PLAN



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Page 5

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DEMOGRAPHICS

Demographic Summary Report

Dayton Freight						
10001 89th Ave N, Osseo, MN 55369						
Building Type: Industrial		Warehouse Avail: 7,980 SF				
RBA: 7,980 SF		Office Avail: -				
Land Area: 5.57 AC		% Leased: 100%				
Total Available: 7,980 SF		Rent/SF/Yr: Negotiable				
Radius		1 Mile		3 Mile		5 Mile
Population						
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%
2012 Population by Hispanic Origin		187		2,095		8,787
2012 Population By Race		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%
Households						
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%
2012 Households by HH Income		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%
2012 Avg Household Income		\$71,147		\$81,777		\$85,283
2012 Med Household Income		\$56,172		\$68,320		\$70,227
2012 Per Capita Income		\$31,400		\$31,214		\$31,513



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Page 1



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Page 7

