



# FOR LEASE

## 10883 89th Avenue North Maple Grove, MN

### FEATURES

Great space for trucking  
companies & outside  
Storage needs

3+ Acres of secured  
outside storage

Easy access from  
Highway 169 & I-494  
via Weaver Lake Rd.

40 x 20 Wash Bay

Truck plug-ins

### BUILDING FACTS

15,000sf Total  
2,500sf Office  
12,500 Warehouse

5 Drive-in doors  
(3)-12x14  
(1)-16x14  
(1)-14x14

Power: 600 Amp /208V

**Presented By**

**Arrow Real Estate**

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### OVERVIEW

Arrow Real Estate Corporation is pleased to present  
this office / warehouse building located in Maple Grove, MN.

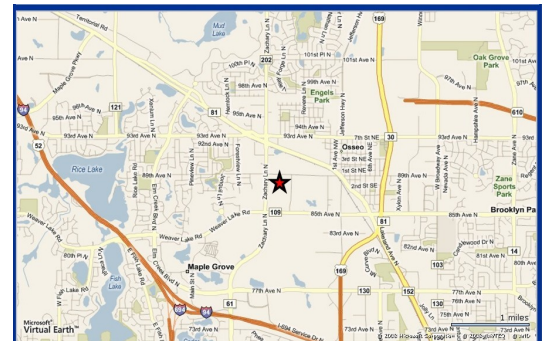
Excellent owner / user property!!!

#### ASKING RATES:

Office: \$8.95 psf

Warehouse: \$4.95 psf

Outside Storage: \$1.50 psf



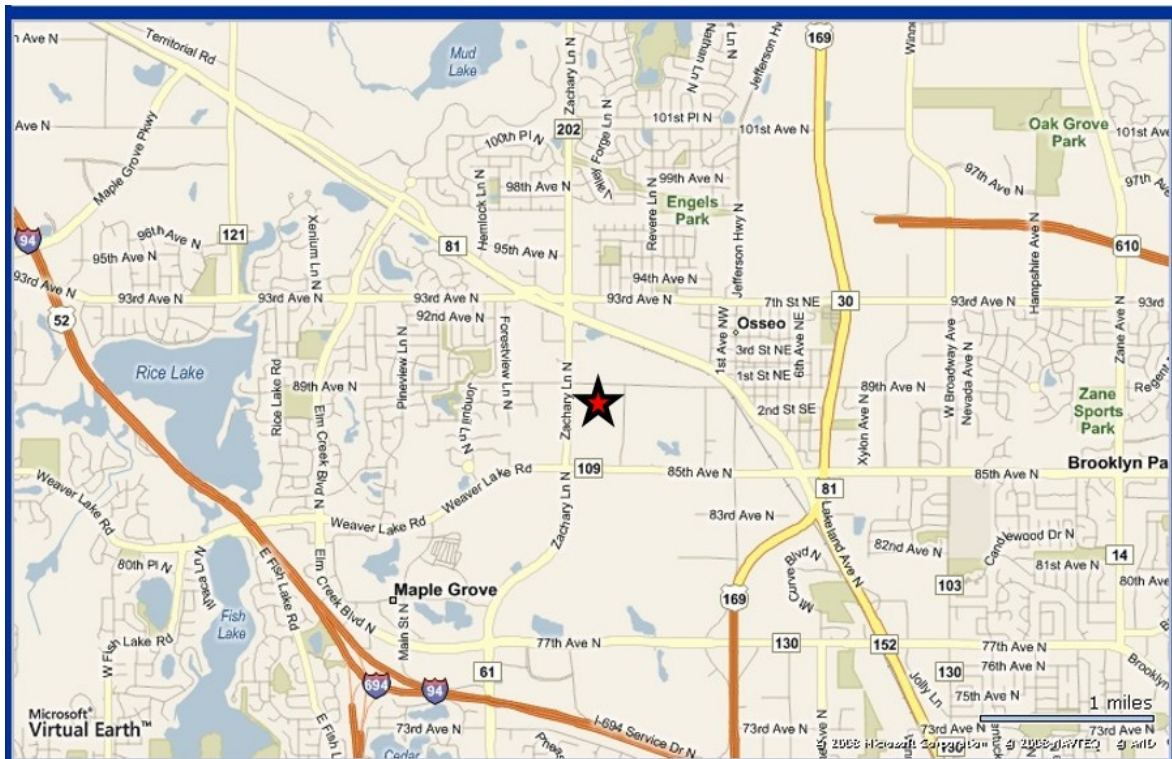
***Don't miss out on this opportunity***

## Photo Gallery

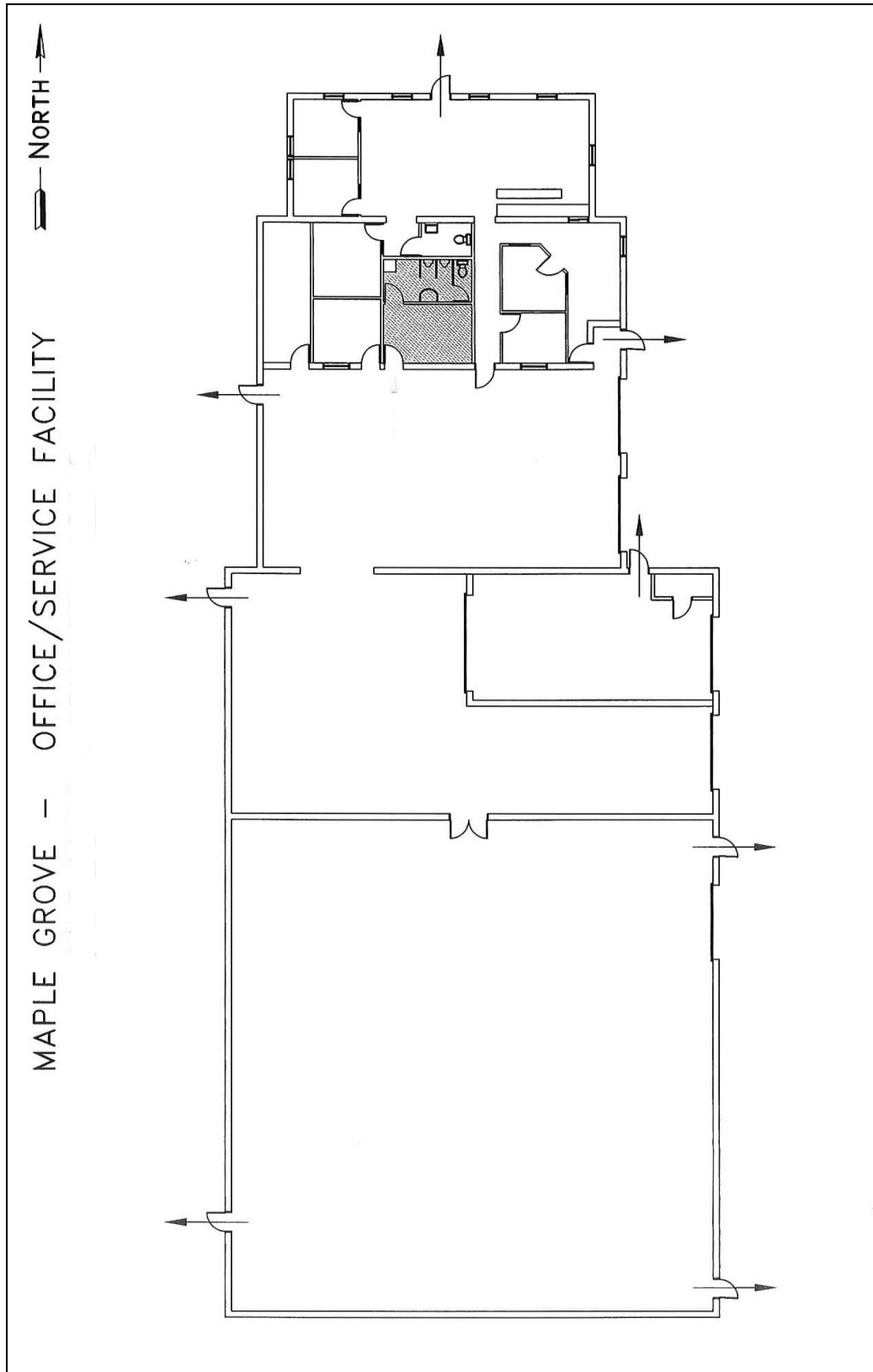




## Aerial & Map




## Floor Plan



# Demographics

## Demographic Summary Report

10883 N 89th Ave, Osseo, MN 55369				
Building Type: <b>Industrial</b>		Warehouse Avail: -		
RBA: <b>22,971 SF</b>		Office Avail: -		
Land Area: -		% Leased: <b>100%</b>		
Total Available: <b>0 SF</b>		Rent/SF/Yr: -		
<b>Radius</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>Population</b>				
2013 Projection	4,669	48,461	170,853	
2008 Estimate	4,560	47,587	162,138	
2000 Census	4,260	45,719	145,213	
Growth 2008 - 2013	2.39%	1.84%	5.37%	
Growth 2000 - 2008	7.04%	4.09%	11.66%	
<b>2008 Population by Hispanic Origin</b>	76	857	4,942	
<b>2008 Population By Race</b>	4,560	47,587	162,138	
White	4,321 94.76%	41,570 87.36%	130,214 80.31%	
Black or African American	36 0.79%	2,242 4.71%	15,214 9.38%	
American Indian and Alaska Native	19 0.42%	220 0.46%	827 0.51%	
Asian	118 2.59%	2,301 4.84%	9,607 5.93%	
Native Hawaiian and Pacific Islander	0 0.00%	35 0.07%	117 0.07%	
Other Race	17 0.37%	297 0.62%	2,330 1.44%	
Two or More Races	49 1.07%	923 1.94%	3,829 2.36%	
<b>Households</b>				
2013 Projection	1,846	17,863	61,922	
2008 Estimate	1,778	17,402	58,736	
2000 Census	1,622	16,462	52,580	
Growth 2008 - 2013	3.82%	2.65%	5.42%	
Growth 2000 - 2008	9.62%	5.71%	11.71%	
Owner Occupied	1,623 91.28%	15,429 88.66%	47,506 80.88%	
Renter Occupied	155 8.72%	1,972 11.33%	11,231 19.12%	
<b>2008 Households by HH Income</b>	1,777	17,401	58,735	
Income Less Than \$15,000	40 2.25%	441 2.53%	2,746 4.68%	
Income: \$15,000 - \$24,999	87 4.90%	684 3.93%	3,180 5.41%	
Income: \$25,000 - \$34,999	109 6.13%	958 5.51%	3,920 6.67%	
Income: \$35,000 - \$49,999	254 14.29%	2,088 12.00%	7,442 12.67%	
Income: \$50,000 - \$74,999	396 22.28%	4,104 23.58%	12,851 21.88%	
Income: \$75,000 - \$99,999	392 22.06%	3,578 20.56%	10,885 18.53%	
Income: \$100,000 - \$149,999	406 22.85%	3,904 22.44%	12,022 20.47%	
Income: \$150,000 - \$249,999	76 4.28%	1,296 7.45%	4,469 7.61%	
Income: \$250,000 - \$499,999	13 0.73%	237 1.36%	911 1.55%	
Income: \$500,000 or more	4 0.23%	111 0.64%	309 0.53%	
<b>2008 Avg Household Income</b>	\$81,951	\$90,319	\$86,689	
<b>2008 Med Household Income</b>	\$75,159	\$77,973	\$73,499	
<b>2008 Per Capita Income</b>	\$32,038	\$33,132	\$31,558	



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2/20/2009  
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