



# FOR SALE

11071 93rd Avenue N  
Maple Grove, MN

## FEATURES

Corner lot with great visibility  
on County Road 81 &  
Zachary Lane

Excellent access to Highway  
610 & 169

Extremely clean building!

## BUILDING FACTS

27,100sf Building  
6,000sf Office  
4,200sf Tech  
8,900sf Warehouse  
8,000sf currently Leased

(2) Drive In Doors 12x14  
(3) Drive In Doors 10x12

(2) Docks 12x12

18' Clear Height

2.10 Acres

Ample Parking

Presented By  
Arrow Real Estate

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## Asking Price

**\$2,200,000**

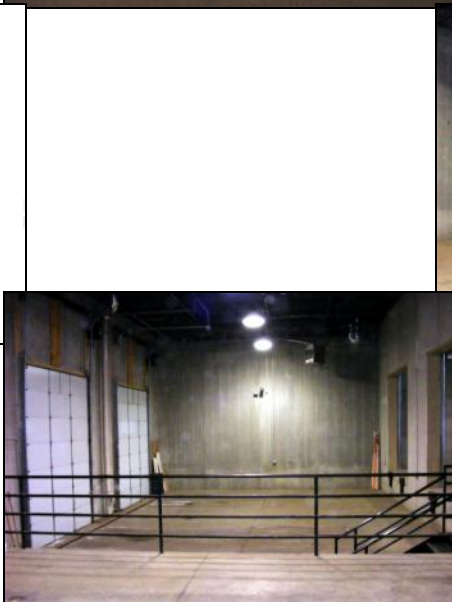
## OVERVIEW

Great opportunity to own a prime  
office/showroom building in Maple Grove!

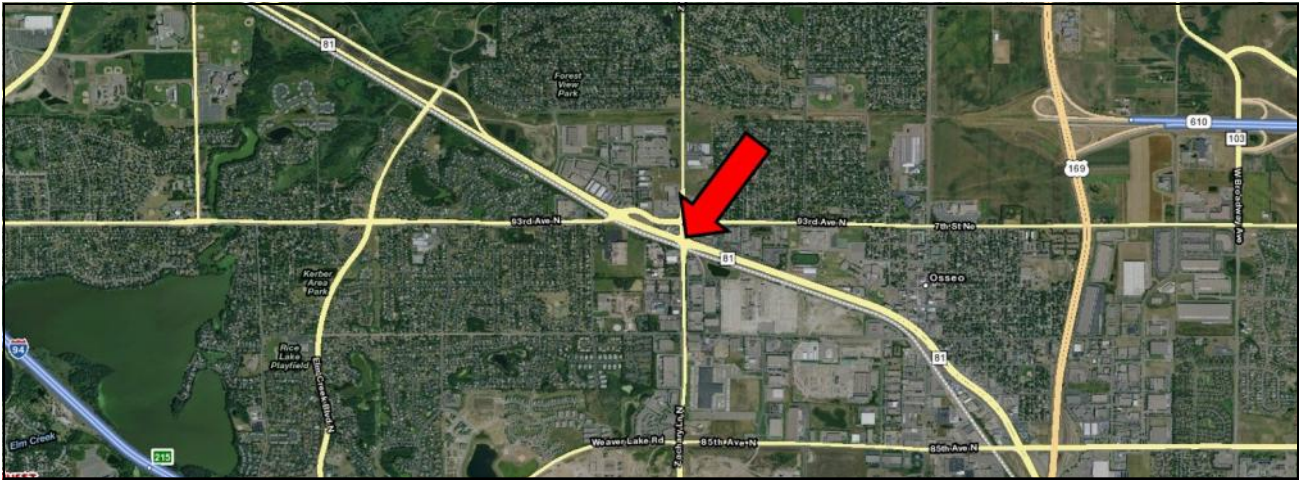
## **PROPERTY FACTS**

Building Size:	27,100sf
Year Built:	1999
Lot Size:	2.1 Acres
PID #:	13-119-22-22-0020
Zoning:	Industrial Preferred
Construction Type:	Precast
Power:	1200 amps, 208V, 3-phase
HVAC Systems:	Rooftop units and Unit Heaters
Fire Protection:	Yes
Clear Height:	18'
Floor Thickness:	5" Slab on Grade
Docks:	(2) 12x12
Drive-Ins:	(2) 12x14 with Flammable Waste Traps (3) 10x12 with Flammable Waste Traps
Parking:	54 Parking Stalls
2011 Real Estate Taxes:	\$58,833.62
Utilities:	Xcel Energy - Electric City Water Center Point Energy - Gas

## PHOTO GALLERY



## Aerial



## Dock View

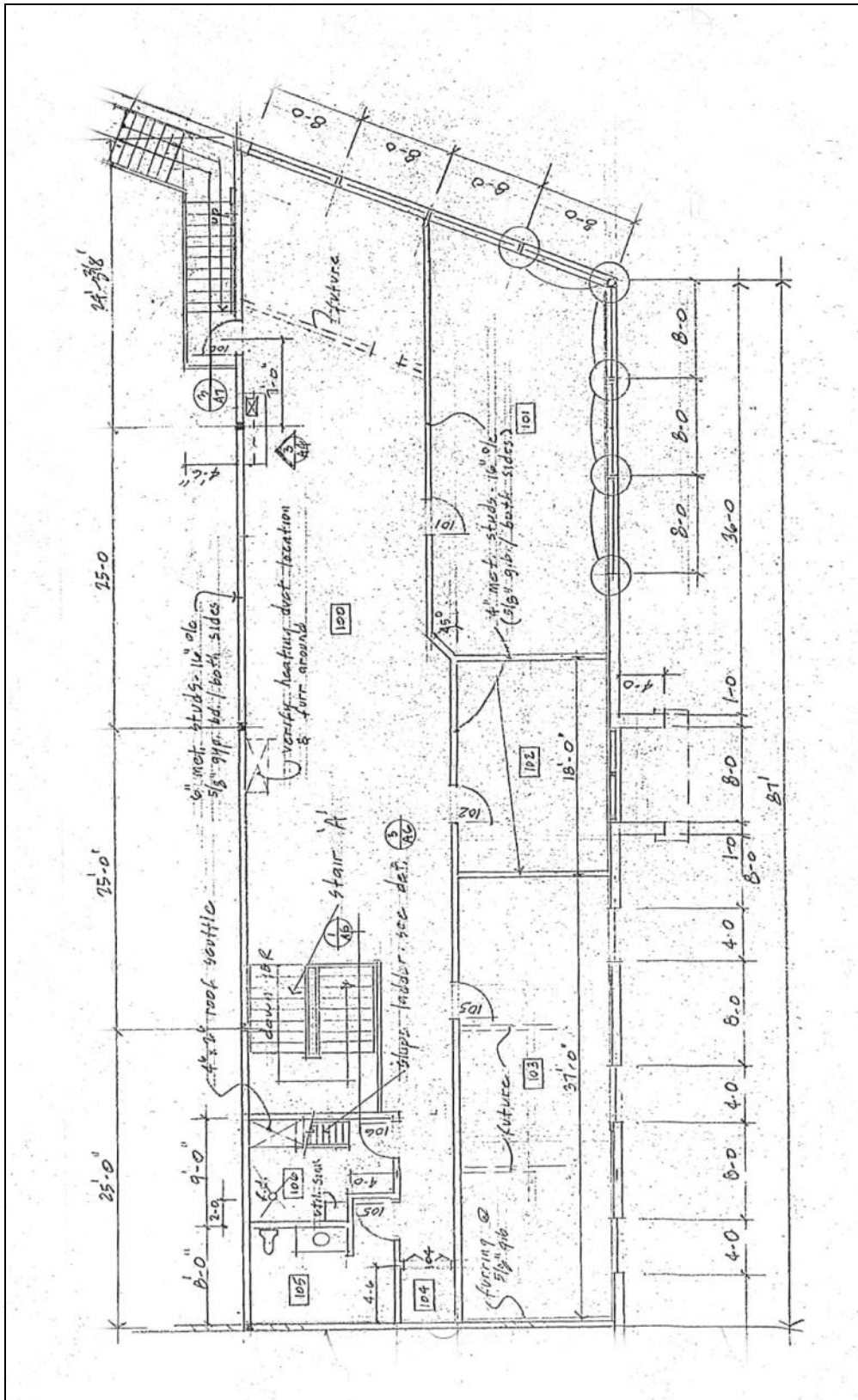




Architectural floor plan of a building, likely a school or institutional structure. The plan shows various rooms, corridors, and utility areas. Key features include:


- Classrooms:** Several rooms labeled "CLASS" with dimensions (e.g., 12'-0" x 18'-0", 10'-0" x 12'-0").
- Library:** A room labeled "LIBRARY" with dimensions (e.g., 12'-0" x 18'-0").
- Cafeteria:** A large room labeled "CAFETERIA" with dimensions (e.g., 24'-0" x 36'-0").
- Kitchen:** A room labeled "KITCHEN" with dimensions (e.g., 12'-0" x 18'-0").
- Central Corridor:** A long corridor running through the center of the building, labeled "CORRIDOR" with dimensions (e.g., 12'-0" x 18'-0").
- Utility Areas:** Rooms labeled "UTILITY" and "MECHANICAL" with dimensions (e.g., 12'-0" x 18'-0").
- Handwritten Notes:**
  - "See 35-46 for 1/2" scale - details"
  - "8' conc. bl. wall to mt. deck"
  - "10'-0" cell ht."
  - "12'-0" cell ht."
  - "14'-0" cell ht."
  - "16'-0" cell ht."
  - "18'-0" cell ht."
  - "20'-0" cell ht."
  - "22'-0" cell ht."
  - "24'-0" cell ht."
  - "26'-0" cell ht."
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  - "84'-0" cell ht."
  - "86'-0" cell ht."
  - "88'-0" cell ht."
  - "90'-0" cell ht."
  - "92'-0" cell ht."
  - "94'-0" cell ht."
  - "96'-0" cell ht."
  - "98'-0" cell ht."
  - "100'-0" cell ht."

# Upper Floor Plan



# Demographics

## Demographic Summary Report

11071 N 93rd Ave, Osseo, MN 55369				
Building Type: Industrial		Warehouse Avail: 19,000 SF		
RBA: 27,000 SF		Office Avail: -		
Land Area: -		% Leased: 29.63%		
Total Available: 19,000 SF		Rent/SF/Yr: \$4.00		
Radius	1 Mile	3 Mile	5 Mile	
Population				
2014 Projection	6,428	44,332	159,600	
2009 Estimate	6,354	43,477	153,946	
2000 Census	6,441	41,377	139,931	
Growth 2009 - 2014	1.20%	2.00%	3.70%	
Growth 2000 - 2009	-1.40%	5.10%	10.00%	
2009 Population by Hispanic Origin	142	815	4,069	
2009 Population By Race	6,354	43,477	153,946	
White	5,890 92.70%	38,438 88.41%	123,425 80.17%	
Black or African American	69 1.09%	1,540 3.54%	14,110 9.17%	
American Indian and Alaska Native	24 0.38%	144 0.33%	672 0.44%	
Asian	251 3.95%	2,304 5.30%	9,840 6.39%	
Native Hawaiian and Pacific Islander	0 0.00%	23 0.05%	89 0.06%	
Other Race	27 0.42%	254 0.58%	2,139 1.39%	
Two or More Races	93 1.46%	776 1.78%	3,672 2.39%	
Households				
2014 Projection	2,296	16,234	58,932	
2009 Estimate	2,247	15,856	56,714	
2000 Census	2,205	14,802	50,898	
Growth 2009 - 2014	2.20%	2.40%	3.90%	
Growth 2000 - 2009	1.90%	7.10%	11.40%	
Owner Occupied	2,081 92.61%	14,047 88.59%	44,713 78.84%	
Renter Occupied	165 7.34%	1,809 11.41%	12,002 21.16%	
2009 Households by HH Income	2,247	15,856	56,715	
Income Less Than \$15,000	13 0.58%	213 1.34%	1,925 3.39%	
Income: \$15,000 - \$24,999	40 1.78%	359 2.26%	2,288 4.03%	
Income: \$25,000 - \$34,999	68 3.03%	642 4.05%	2,979 5.25%	
Income: \$35,000 - \$49,999	163 7.25%	1,225 7.73%	5,195 9.16%	
Income: \$50,000 - \$74,999	470 20.92%	3,146 19.84%	11,100 19.57%	
Income: \$75,000 - \$99,999	406 18.07%	2,664 16.80%	8,870 15.64%	
Income: \$100,000 - \$149,999	873 38.85%	5,452 34.38%	16,171 28.51%	
Income: \$150,000 - \$249,999	173 7.70%	1,767 11.14%	6,497 11.46%	
Income: \$250,000 - \$499,999	31 1.38%	314 1.98%	1,398 2.46%	
Income: \$500,000 or more	10 0.45%	74 0.47%	292 0.51%	
2009 Avg Household Income	\$103,088	\$106,504	\$102,412	
2009 Med Household Income	\$97,051	\$96,123	\$86,860	
2009 Per Capita Income	\$36,263	\$39,065	\$37,759	





# Traffic Report

## Traffic Count Report

11071 N 93rd Ave, Osseo, MN 55369

Building Type:	Industrial
RBA:	27,000 SF
Land Area:	-
Total Available:	19,000 SF
Warehouse Avail:	19,000 SF
Office Avail:	-
% Leased:	29.63%
Rent/SF/Yr:	\$4.00



	Street	Cross Street	Cross Str	Dist	Count	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Zachary Ln N	Co Rd 81	0.04 S	2007	12,800	AADT	.04	
2	93rd Ave N	Zachary Ln N	0.08 E	2007	13,900	AADT	.14	
3	County Road 81		0.00	2007	16,700	AADT	.26	
4	Zachary Ln N		0.03 N	2007	12,400	AADT	.27	
5	Zachary Ln N		0.04 S	2007	14,600	AADT	.40	
6	Forestview Ln N		0.05 N	2007	1,650	AADT	.41	
7	93rd Ave N	Reverse Ln N	0.04 W	2007	12,600	AADT	.49	
8	Zachary Ln N	89th Ave N	0.08 N	2007	13,700	AADT	.52	
9	County Road 81		0.00	2007	17,800	AADT	.62	
10	Forestview Ln N	88th Pl N	0.04 N	2006	469	AADT	.66	