



FOR SALE

FEATURES

~11,246 sf building
7,946 sf of office space
3,300 sf of shop space

(2) 60' drive thru bays
~Door sizes (2) 14'x14' &
(2) 12'x14'

Approx. 47,000 sf fenced in,
paved, well lit outside
storage area

Industrial Outside Zoning

Masonry construction

Great access to I-94, Hwy
169 and 610

BUILDING FACTS

~Built in 2000

~Extremely well maintained

~18'-19' Clear height

~2.31 Acre Lot

~Irrigation System

~Cat 5 internet cabling

Presented By
Arrow Real Estate

Chad Weeks
612.619.9911 Cell
cweeks@arrowcos.com

Steve Fischer
612.619.9991 Cell
sfischer@arrowcos.com

763.424.6355 Office
763.424.7980 Fax
www.arrowcos.com

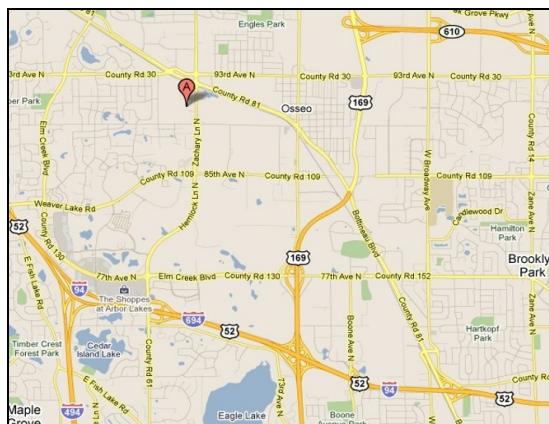
11225 90th Avenue N. Maple Grove



Sale Price: \$1,275,000

OVERVIEW

Arrow Real Estate Corporation is pleased to present a unique property for sale in Maple Grove. This site provides excellent office space with a 2 bay shop and a generous outside storage area.

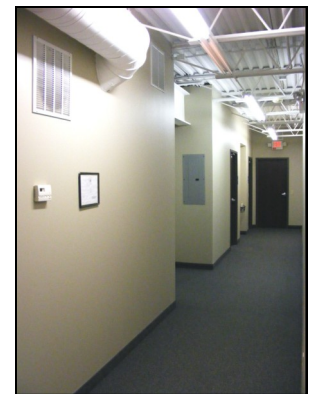


***A rare commodity in Maple Grove!
Don't miss out on this opportunity!***

Property Facts

Building Size:	4,166 SF-1st Floor 3,780 SF- 2nd Floor <u>3,300 SF-Shop Space</u> 11,246 Total SF
Year Built:	2000
Lot Size:	2.31 Acres
PID #:	14-119-22-14-0026
Zoning:	Industrial outside
Outside Storage:	Approx. 47,000 SF of fenced, paved outside storage
Electrical Service:	400 amp 208 volt-Single phase
HVAC Systems:	Rooftop and Radiant Heat, Make-up Air System
Fire Protection:	Wet system
Clear Height:	18'-19'
Building Dimensions:	60' x 120'
Drive-Ins:	(2) 60' Drive thru bays ~Door Sizes (2) 14'x14' and (2) 12'x14'
Parking:	Ample Parking
2010 Real Estate Taxes:	\$33,337
Utilities:	Xcel Energy - Electric Center Point Energy - Gas Century Link & Comcast - Phones Office wired by Cat 5 internet cabling

Office Photo Gallery



**WELL MAINTAINED
BUILDING!**



**GREAT OFFICE
SPACE!**

Shop Photo Gallery

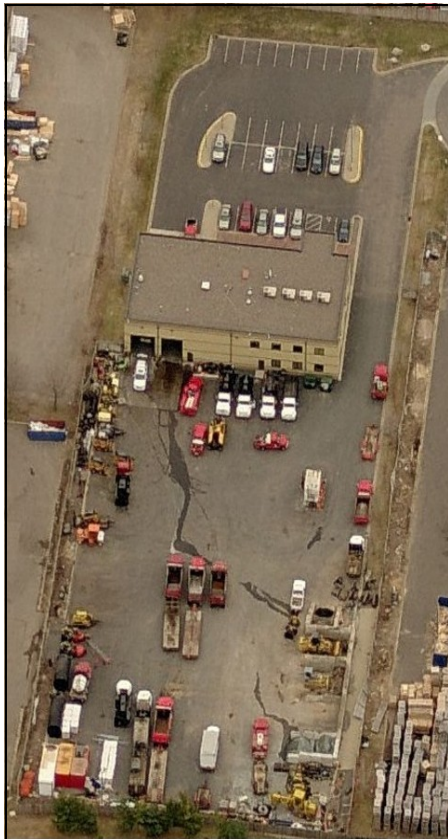
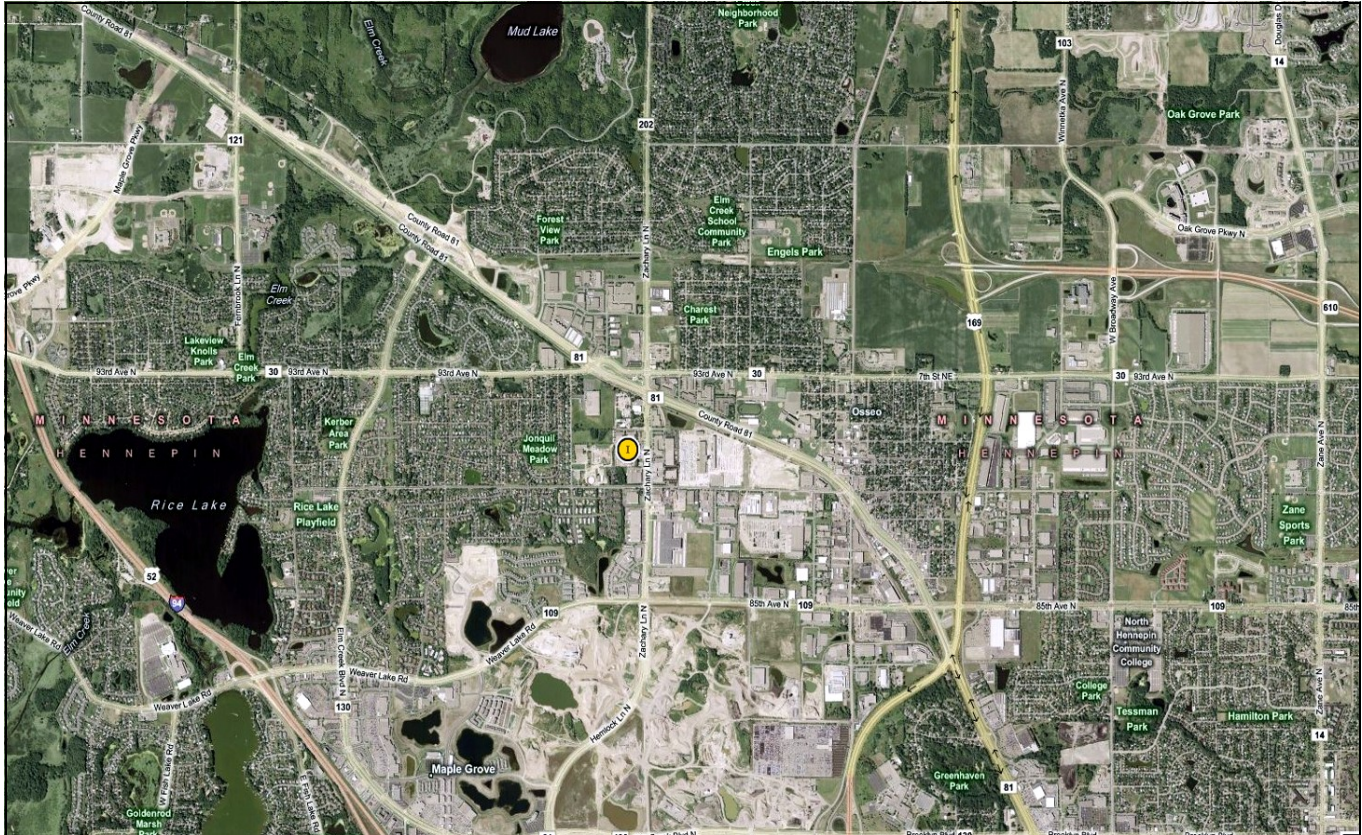


**OFFERS A
MEZZANINE STORAGE
AREA!!**



**PRIVATE SHOP
BATHROOM**

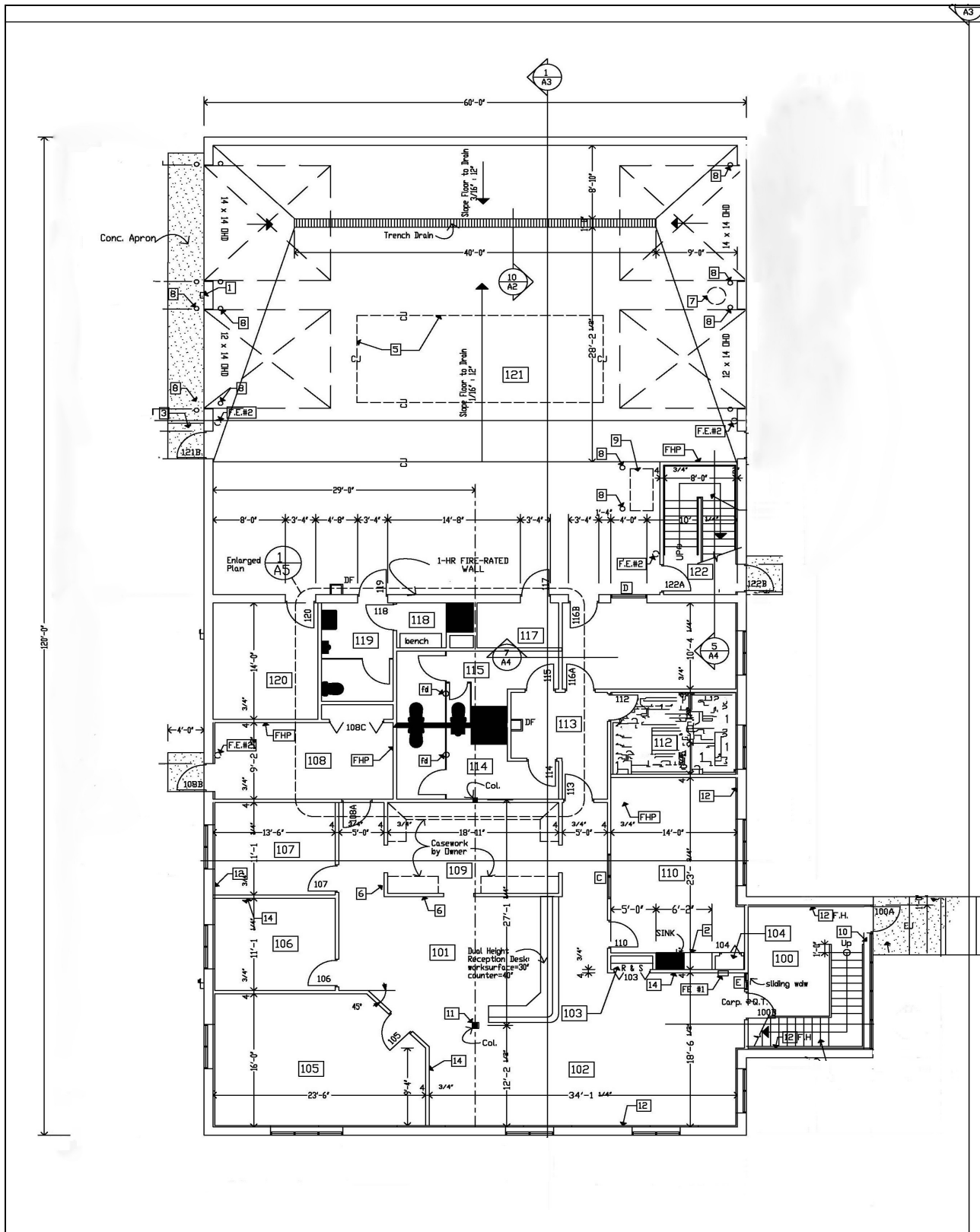
Aerial & Map



Massive fenced in storage area!




Floor Plan



Note - Original floor plan shown, does not reflect office remodel and mezzanine shop addition.

Demographics

Demographic Summary Report

11225 N 90th St, Maple Grove, MN 55369									
Building Type: Industrial			Warehse Avail: -						
RBA: 4,000 SF			Office Avail: 2,000 SF						
Land Area: -			% Leased: 50%						
Total Available: 2,000 SF			Rent/SF/Yr: \$13.00						
Radius		1 Mile		3 Mile		5 Mile			
Population									
2015 Projection		6,937		46,588		163,585			
2010 Estimate		6,532		45,246		156,365			
2000 Census		5,835		42,715		139,565			
Growth 2010 - 2015		6.20%		3.00%		4.60%			
Growth 2000 - 2010		12.00%		5.90%		12.00%			
2010 Population by Hispanic Origin		165		1,042		5,963			
2010 Population By Race		6,532		45,246		156,365			
White		6,084 93.14%		40,546 89.61%		126,838 81.12%			
Black or African American		73 1.12%		1,382 3.05%		13,327 8.52%			
American Indian and Alaska Native		30 0.46%		172 0.38%		786 0.50%			
Asian		217 3.32%		1,994 4.41%		8,781 5.62%			
Native Hawaiian and Pacific Islander		0 0.00%		30 0.07%		110 0.07%			
Other Race		41 0.63%		322 0.71%		2,680 1.71%			
Two or More Races		86 1.32%		800 1.77%		3,844 2.46%			
Households									
2015 Projection		2,597		16,990		60,004			
2010 Estimate		2,416		16,449		57,249			
2000 Census		2,058		15,254		50,570			
Growth 2010 - 2015		7.50%		3.30%		4.80%			
Growth 2000 - 2010		17.40%		7.80%		13.20%			
Owner Occupied		2,270 93.96%		14,591 88.70%		45,247 79.04%			
Renter Occupied		146 6.04%		1,858 11.30%		12,002 20.96%			
2010 Households by HH Income		2,415		16,451		57,250			
Income Less Than \$15,000		19 0.79%		252 1.53%		1,914 3.34%			
Income: \$15,000 - \$24,999		47 1.95%		463 2.81%		2,250 3.93%			
Income: \$25,000 - \$34,999		72 2.98%		648 3.94%		2,957 5.17%			
Income: \$35,000 - \$49,999		231 9.57%		1,370 8.33%		5,194 9.07%			
Income: \$50,000 - \$74,999		417 17.27%		3,263 19.83%		11,754 20.53%			
Income: \$75,000 - \$99,999		534 22.11%		2,888 17.56%		10,176 17.77%			
Income: \$100,000 - \$149,999		885 36.65%		5,791 35.20%		15,873 27.73%			
Income: \$150,000 - \$249,999		171 7.08%		1,457 8.86%		5,758 10.06%			
Income: \$250,000 - \$499,999		31 1.28%		260 1.58%		1,114 1.95%			
Income: \$500,000 or more		8 0.33%		59 0.36%		260 0.45%			
2010 Avg Household Income		\$99,918		\$100,513		\$98,374			
2010 Med Household Income		\$93,134		\$92,844		\$84,228			
2010 Per Capita Income		\$37,033		\$36,824		\$36,154			



