



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
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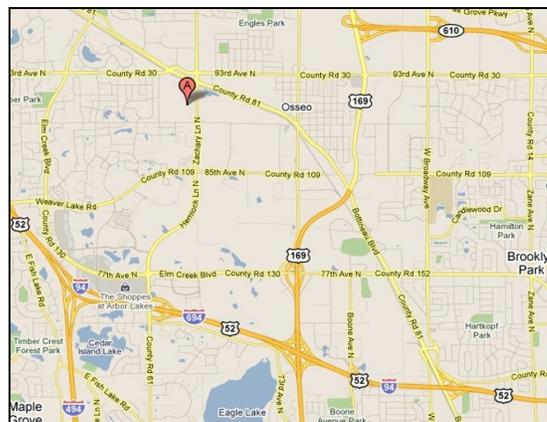
11225 90th Avenue N. Maple Grove



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.

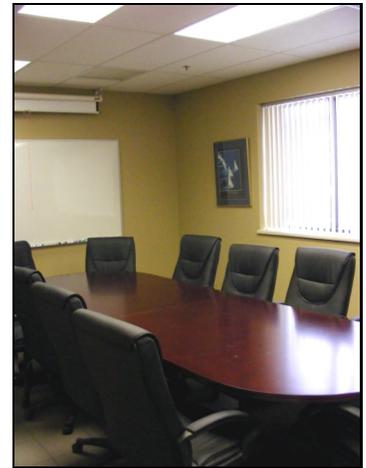


***A rare commodity in Maple Grove!
Don't miss out on this opportunity!***

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

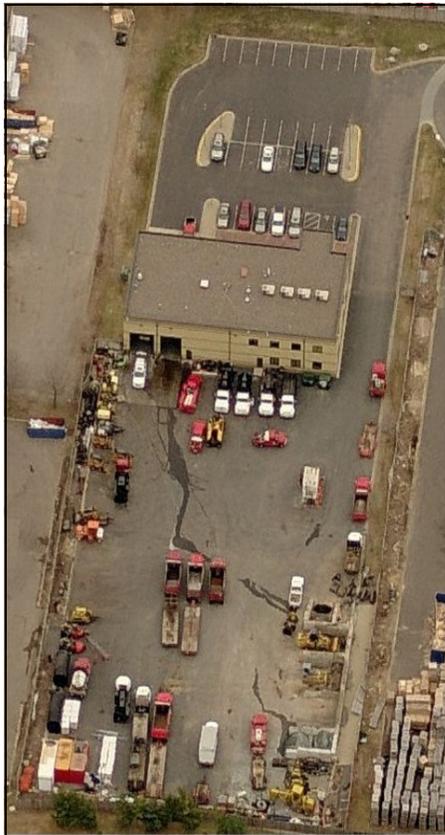
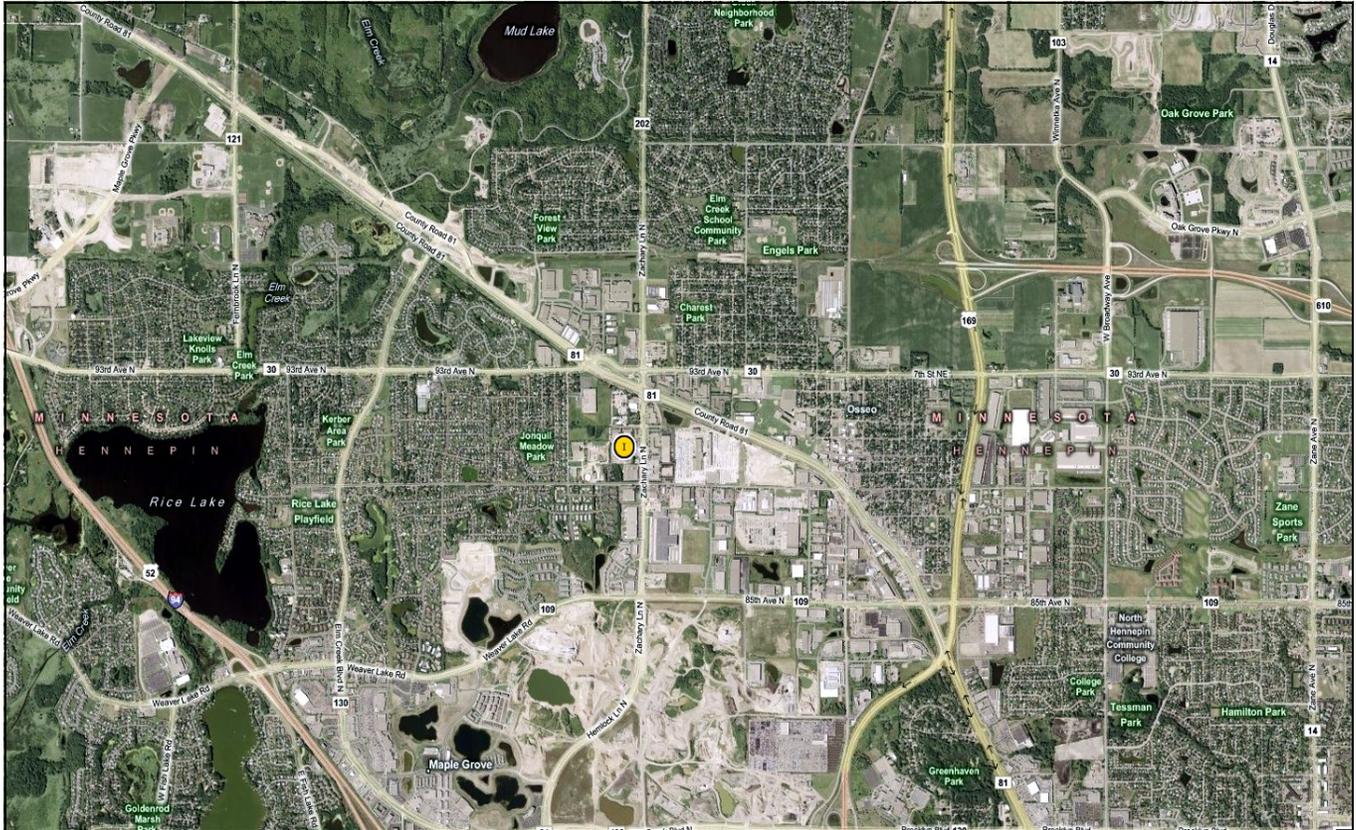


**OFFERS A
MEZZANINE STORAGE
AREA!!**



**PRIVATE SHOP
BATHROOM**

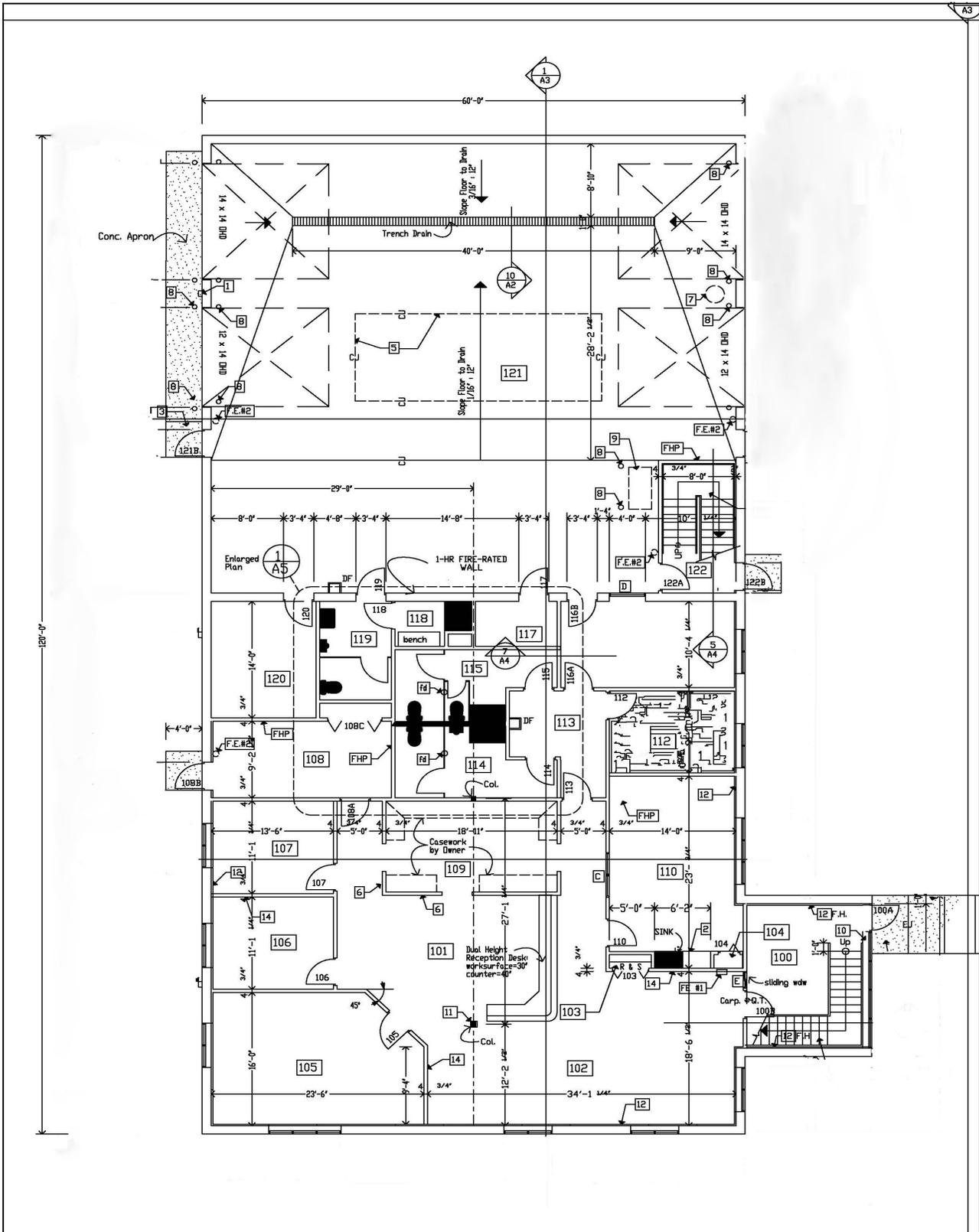
Aerial & Map



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 RBA: 4,000 SF Land Area: - Total Available: 2,000 SF	Warehouse Avail: - Office Avail: 2,000 SF % Leased: 50% 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	40,546	126,838	93.14%	81.12%
Black or African American	73	1,382	13,327	1.12%	8.52%
American Indian and Alaska Native	30	172	786	0.46%	0.50%
Asian	217	1,994	8,781	3.32%	5.62%
Native Hawaiian and Pacific Islander	0	30	110	0.00%	0.07%
Other Race	41	322	2,680	0.63%	1.71%
Two or More Races	86	800	3,844	1.32%	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	14,591	45,247	93.96%	79.04%
Renter Occupied	146	1,858	12,002	6.04%	20.96%
2010 Households by HH Income					
	2,415	16,451	57,250		
Income Less Than \$15,000	19	252	1,914	0.79%	3.34%
Income: \$15,000 - \$24,999	47	463	2,250	1.95%	3.93%
Income: \$25,000 - \$34,999	72	648	2,957	2.98%	5.17%
Income: \$35,000 - \$49,999	231	1,370	5,194	9.57%	9.07%
Income: \$50,000 - \$74,999	417	3,263	11,754	17.27%	20.53%
Income: \$75,000 - \$99,999	534	2,888	10,176	22.11%	17.77%
Income: \$100,000 - \$149,999	885	5,791	15,873	36.65%	27.73%
Income: \$150,000 - \$249,999	171	1,457	5,758	7.08%	10.06%
Income: \$250,000 - \$499,999	31	260	1,114	1.28%	1.95%
Income: \$500,000 or more	8	59	260	0.33%	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		



