



FOR LEASE

FEATURES

Located off
County Road 81 and
Zachary Lane

Easy access to I-94 and
Hwy 169

Heavy Power

BUILDING FACTS

9,041 Total Warehouse
Square Feet Available

Pre-cast Construction

16' Clear height

(2) Dock doors
(2) Drive-in doors

Presented By

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11333 91st Avenue N. Maple Grove, MN



OVERVIEW

Arrow Real Estate Corporation is pleased to present this warehouse building for lease located in Maple Grove.

Asking Rates

\$4.00 sf Warehouse

\$1.99 sf Taxes

\$1.25 CAM

9,041 sf Warehouse Available

Don't miss out on this opportunity!

Property Facts

Building Size: 23,619 sf
Warehouse space for lease: 9,041 sf

Year Built: 1987

Lot Size: 1.82 acres

Zoning: Industrial

Electrical Service: 600 amp 208 volt-3 phase

Clear Height: 16'

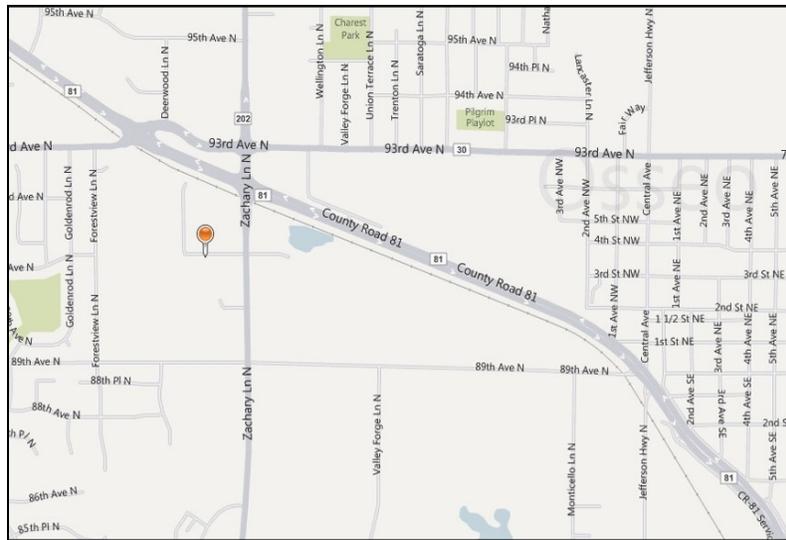
Docks: (2) 8'x10' Dock Doors

Drive-Ins: (2) 12'x14' Doors

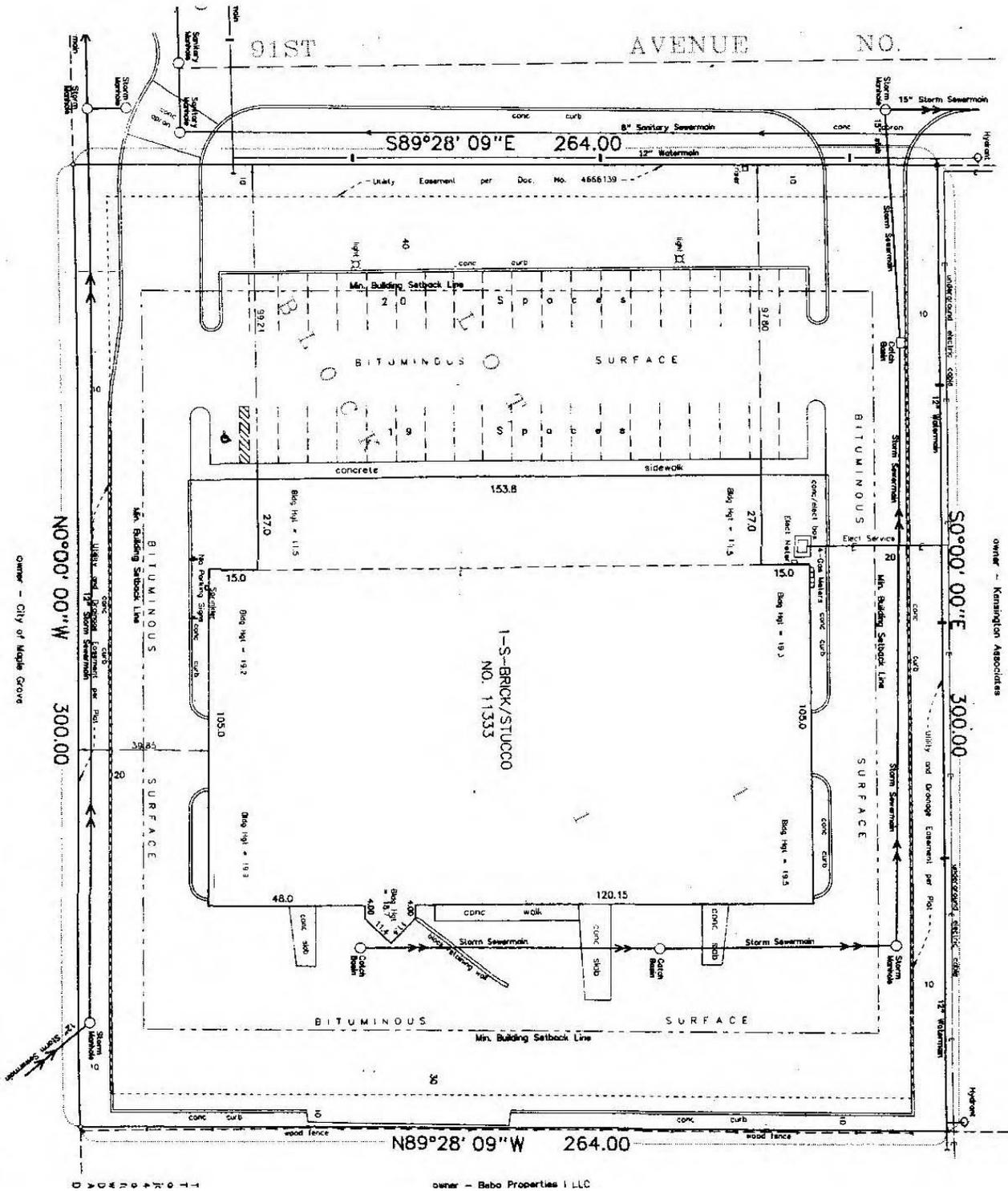
Parking: Ample Parking

Utilities: Xcel Energy - Electric
City Water & Sewer
Center Point Energy - Gas

Aerial & Map



Survey



owner - City of Maple Grove

owner - Kensington Associates

owner - Babo Properties I LLC

Demographics

Demographic Summary Report

11333 N 91st Ave, Maple Grove, MN 55369					
Building Type: Industrial	Warehouse Avail: -				
RBA:	Office Avail: -				
Land Area: -	% Leased: -				
Total Available:	Rent/SF/Yr: -				
Radius	1 Mile	3 Mile	5 Mile		
Population					
2015 Projection	7,277	47,274	162,320		
2010 Estimate	6,873	45,690	155,120		
2000 Census	6,184	41,989	138,278		
Growth 2010 - 2015	5.90%	3.50%	4.60%		
Growth 2000 - 2010	11.20%	8.80%	12.20%		
2010 Population by Hispanic Origin					
	176	1,041	5,928		
2010 Population By Race					
	6,873	45,690	155,120		
White	6,397	93.07%	41,080	89.91%	126,003 81.23%
Black or African American	77	1.12%	1,354	2.96%	13,115 8.45%
American Indian and Alaska Native	32	0.47%	169	0.37%	779 0.50%
Asian	230	3.35%	1,947	4.26%	8,661 5.58%
Native Hawaiian and Pacific Islander	0	0.00%	25	0.05%	111 0.07%
Other Race	45	0.65%	322	0.70%	2,663 1.72%
Two or More Races	93	1.35%	791	1.73%	3,788 2.44%
Households					
2015 Projection	2,677	17,063	59,582		
2010 Estimate	2,497	16,456	56,834		
2000 Census	2,141	14,938	50,146		
Growth 2010 - 2015	7.20%	3.70%	4.80%		
Growth 2000 - 2010	16.60%	10.20%	13.30%		
Owner Occupied	2,357	94.39%	14,616	88.82%	44,887 78.98%
Renter Occupied	139	5.57%	1,840	11.18%	11,947 21.02%
2010 Households by HH Income					
	2,497	16,456	56,832		
Income Less Than \$15,000	18	0.72%	261	1.59%	1,893 3.33%
Income: \$15,000 - \$24,999	47	1.88%	450	2.73%	2,239 3.94%
Income: \$25,000 - \$34,999	75	3.00%	642	3.90%	2,940 5.17%
Income: \$35,000 - \$49,999	234	9.37%	1,330	8.08%	5,156 9.07%
Income: \$50,000 - \$74,999	428	17.14%	3,213	19.52%	11,642 20.48%
Income: \$75,000 - \$99,999	542	21.71%	2,878	17.49%	10,097 17.77%
Income: \$100,000 - \$149,999	939	37.61%	5,675	34.49%	15,776 27.76%
Income: \$150,000 - \$249,999	174	6.97%	1,659	10.08%	5,723 10.07%
Income: \$250,000 - \$499,999	32	1.28%	285	1.73%	1,107 1.95%
Income: \$500,000 or more	8	0.32%	63	0.38%	259 0.46%
2010 Avg Household Income					
	\$100,190	\$102,273	\$98,419		
2010 Med Household Income					
	\$94,232	\$93,981	\$84,285		
2010 Per Capita Income					
	\$36,737	\$37,138	\$36,196		

