

# FOR SALE/LEASE

## INDUSTRY PROPERTY

11810 Brockton Lane North  
Dayton, MN 55327



**2 BUILDING SITE -21,643 SF FOR SALE IN DAYTON, MN**



**SALES PRICE:**

**\$695,000**

**MONTHLY LEASE RATE:**

**\$5,000 NNN**

Presented By:



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### FEATURES

- **21,643 SF Combined –Property Features 2 separate buildings**  
Main Building SF: 8,581 Storage Building SF: 13,062
- **Convenient location off Hwy 81 and Brockton Lane -1/2 mile from proposed interchange to Hwy 94 @Holly Lane**
- **Property sits on 4.60 Acres (200,187 SF)**
- **(1) 8x8 Loading Dock (1) 10x10 Drive-In Door (2) 12x14 drive-thru bay with scale at Main Building**
- **(2) 16x13 Drive-In Doors at Storage Building**
- **Approx. 1 acre fenced in outside storage**

### FACTS

- **\$28,922.18- 2013 Property Taxes**
- **PID # - 30-120-22-33-0003**



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**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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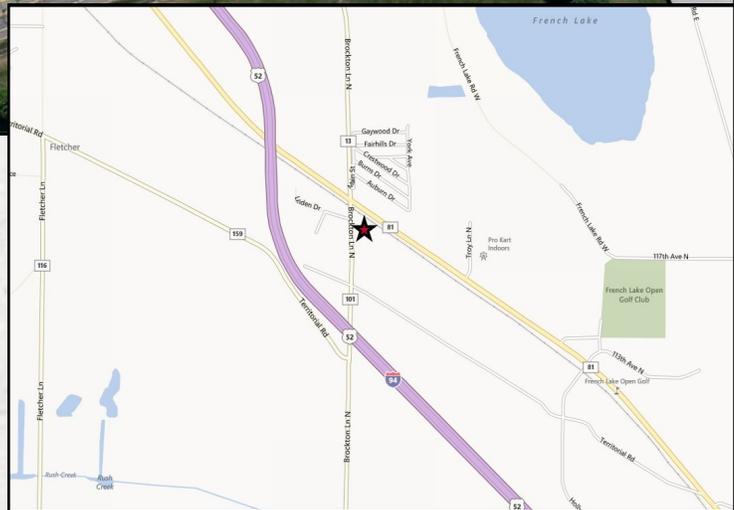
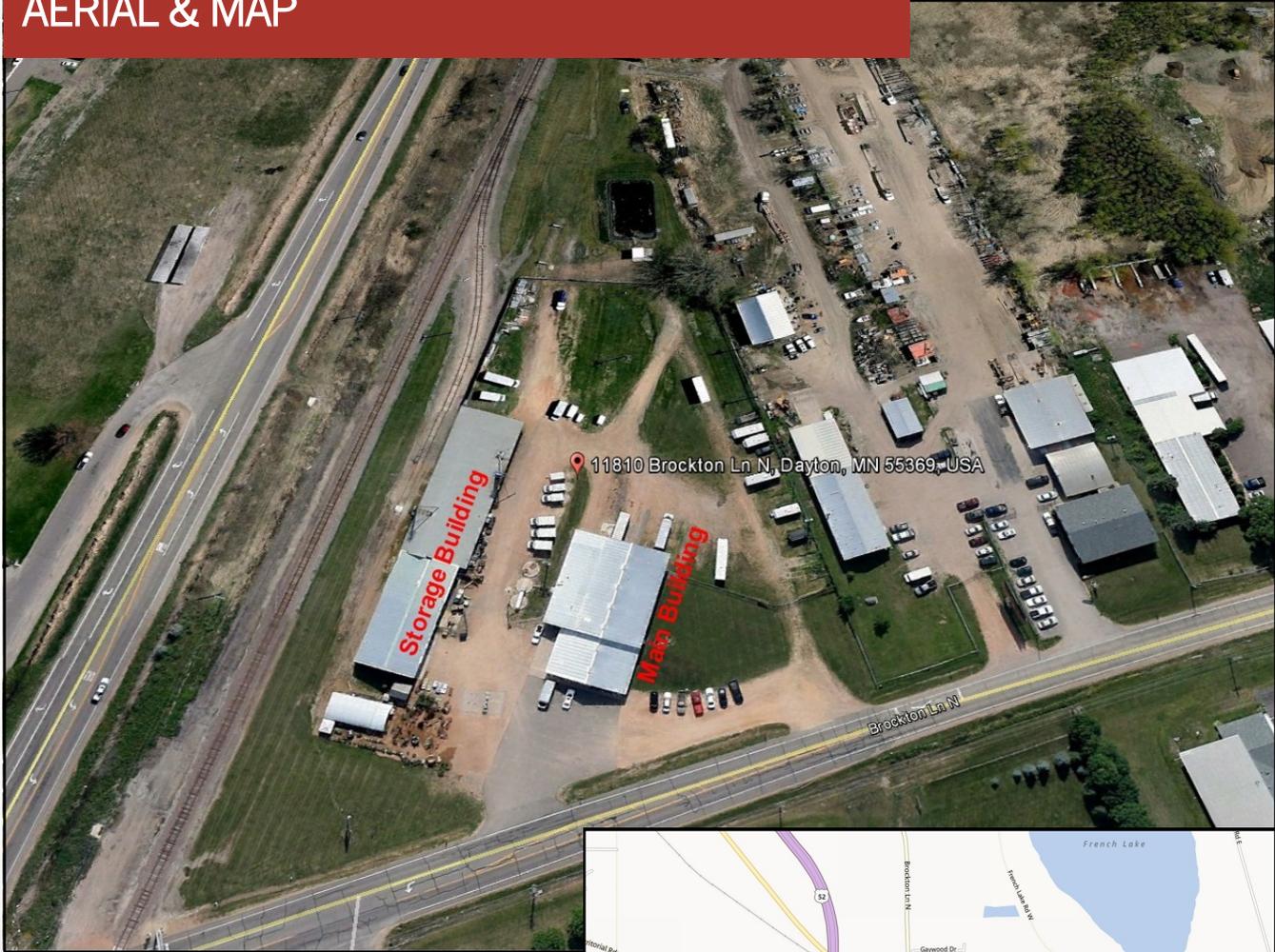
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**AERIAL & MAP**



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### PROPERTY FACTS

Building Size:	21,643 SF Total 8,581 SF - Main Building <u>13,062 SF - Storage Building</u> <b>21,643 Total SF</b>
Year Built:	1970
Lot Size:	4.60 Acres
PID #:	30-120-22-33-0003
Zoning:	Commercial Preferred
Electrical Service:	Main Building - (2) Panels 240 volt, 200 Amp Storage Building - 240 volt, 200 Amp
HVAC Systems:	Main Building-New gas furnace/AC split system
Drive-Ins/Docks:	<b>Main Building</b> – (1) 8'x8' loading dock (1) 10'x10' Drive-In Door (2) 12'x14' Drive-thru bay w/ scale <b>Storage Building</b> - (2) 16'x14' Drive-in doors
Utilities:	Well and septic
2013 Real Estate Taxes:	\$28,922.18

Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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PHOTO GALLERY



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### DEMOGRAPHICS

#### Demographic Summary Report

11810 N Brockton Ln, Dayton, MN 55369				
Building Type: <b>Industrial</b>	Warehouse Avail: -			
RBA: <b>12,280 SF</b>	Office Avail: -			
Land Area: <b>4.6 AC</b>	% 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>				
2017 Projection	872	9,444	42,342	
2012 Estimate	834	9,095	40,380	
2010 Census	820	8,980	39,563	
Growth 2012 - 2017	4.50%	3.80%	4.90%	
Growth 2010 - 2012	1.70%	1.30%	2.10%	
<b>2012 Population by Hispanic Origin</b>	126	378	1,283	
<b>2012 Population By Race</b>	834	9,095	40,380	
White	761 91.25%	8,204 90.20%	35,892 88.89%	
Black or African American	6 0.72%	219 2.41%	1,202 2.98%	
American Indian and Alaska Native	1 0.12%	22 0.24%	110 0.27%	
Asian	24 2.88%	354 3.89%	1,933 4.79%	
Native Hawaiian and Pacific Islander	0 0.00%	2 0.02%	14 0.03%	
Other Race	25 3.00%	109 1.20%	384 0.95%	
Two or More Races	15 1.80%	186 2.05%	845 2.09%	
<b>Households</b>				
2017 Projection	283	3,482	15,134	
2012 Estimate	269	3,340	14,377	
2010 Census	264	3,294	14,075	
Growth 2012 - 2017	5.20%	4.30%	5.30%	
Growth 2010 - 2012	1.80%	1.40%	2.10%	
Owner Occupied	243 90.33%	2,749 82.31%	12,157 84.56%	
Renter Occupied	25 9.29%	591 17.69%	2,220 15.44%	
<b>2012 Households by HH Income</b>	269	3,340	14,377	
Income Less Than \$15,000	18 6.69%	144 4.31%	462 3.21%	
Income: \$15,000 - \$24,999	27 10.04%	109 3.26%	375 2.61%	
Income: \$25,000 - \$34,999	27 10.04%	139 4.16%	511 3.55%	
Income: \$35,000 - \$49,999	33 12.27%	310 9.28%	1,165 8.10%	
Income: \$50,000 - \$74,999	64 23.79%	706 21.14%	2,767 19.25%	
Income: \$75,000 - \$99,999	37 13.75%	751 22.49%	2,847 19.80%	
Income: \$100,000 - \$149,999	52 19.33%	787 23.56%	3,983 27.70%	
Income: \$150,000 - \$199,999	2 0.74%	202 6.05%	1,314 9.14%	
Income: \$200,000+	9 3.35%	192 5.75%	953 6.63%	
<b>2012 Avg Household Income</b>	\$73,103	\$96,028	\$104,829	
<b>2012 Med Household Income</b>	\$58,824	\$81,668	\$89,833	
<b>2012 Per Capita Income</b>	\$24,771	\$33,126	\$37,339	



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7/12/2013  
Page 1



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Page 10

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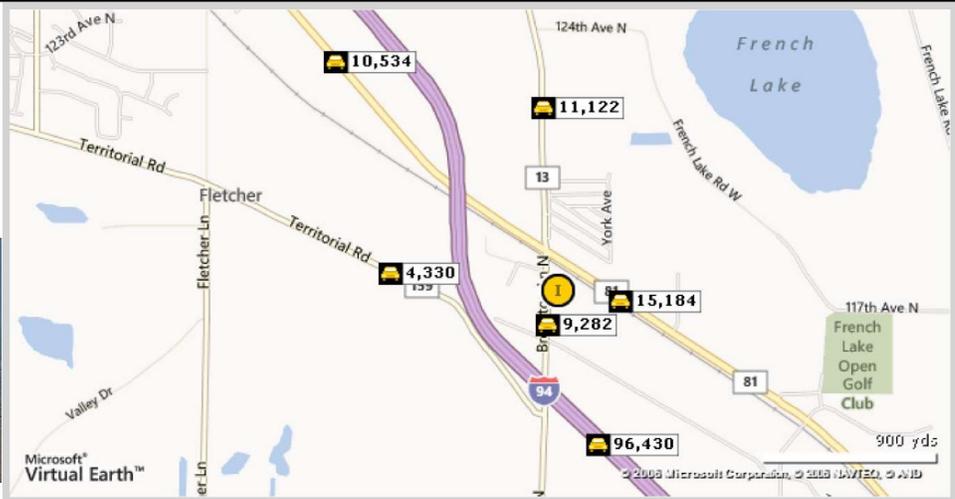


### TRAFFIC SUMMARY

#### Traffic Count Report

11810 N Brockton Ln, Dayton, MN 55369

Building Type: **Industrial**  
 RBA: **12,280 SF**  
 Land Area: **4.6 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Brockton Ln N	Territorial Rd	0.05 S	2011	9,282	MPSI	.11
2 County Road 81		0.00	2011	15,184	MPSI	.19
3 I-94		0.00	2011	96,430	MPSI	.48
4 Territorial Rd	Brockton Ln N	0.51 SE	2011	4,330	MPSI	.50
5 Brockton Ln N	124th Ave N	0.24 N	2011	11,122	MPSI	.55
6 County Road 81		0.00	2011	10,534	MPSI	.95



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7/12/2013  
Page 1