

INDUSTRIAL BUILDING
FOR

SALE

INDUSTRIAL BUILDING

18921 York Street
Elk River, MN 55330



PRICE:

\$625,000

BUILDING FACTS

- Building Size: **18,720 SF**
- Built in 2003
- 1 acre lot (126ft x 316ft)
- PID# 75-433-0120

Presented By:



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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

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New Listing in Elk River!



FEATURES

- **Multiple Suites Available** ranging from 862 SF to 4,124 SF
- **Lower Level Floor Plan**– Offers (2) available suites with overhead doors and share common restrooms.
- **Upper Level Floor Plan**– 2 Office Suites and 3 industrial/warehouse units.
- **Suites offer both dock and drive-in doors.**
- **Fully sprinkered /Wet , 3 Phase Electric**
- **Close to Hwy 169 North and Hwy 10**

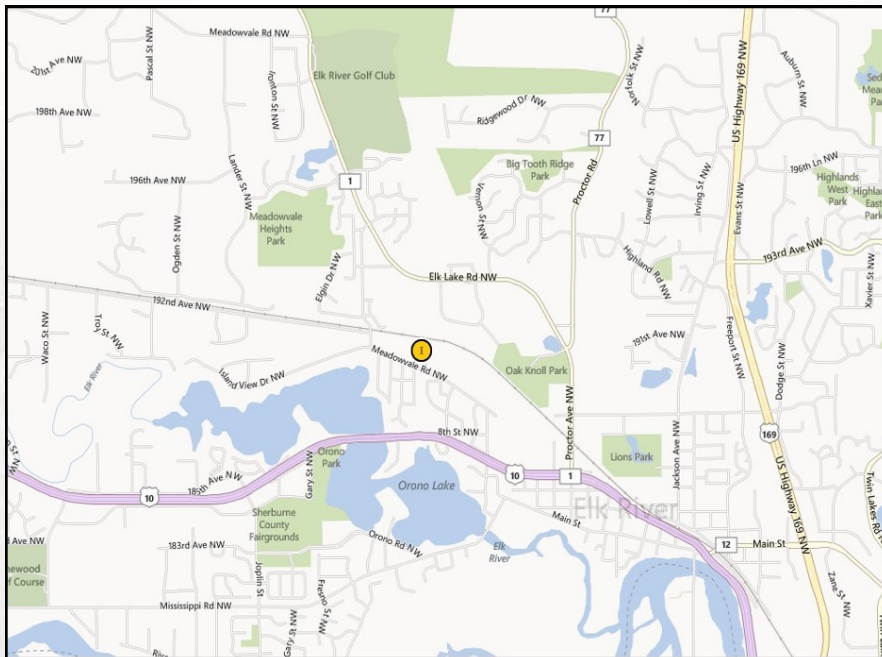
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AERIAL & MAP



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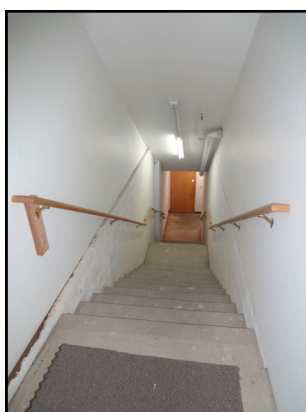
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BUILDING PHOTOS



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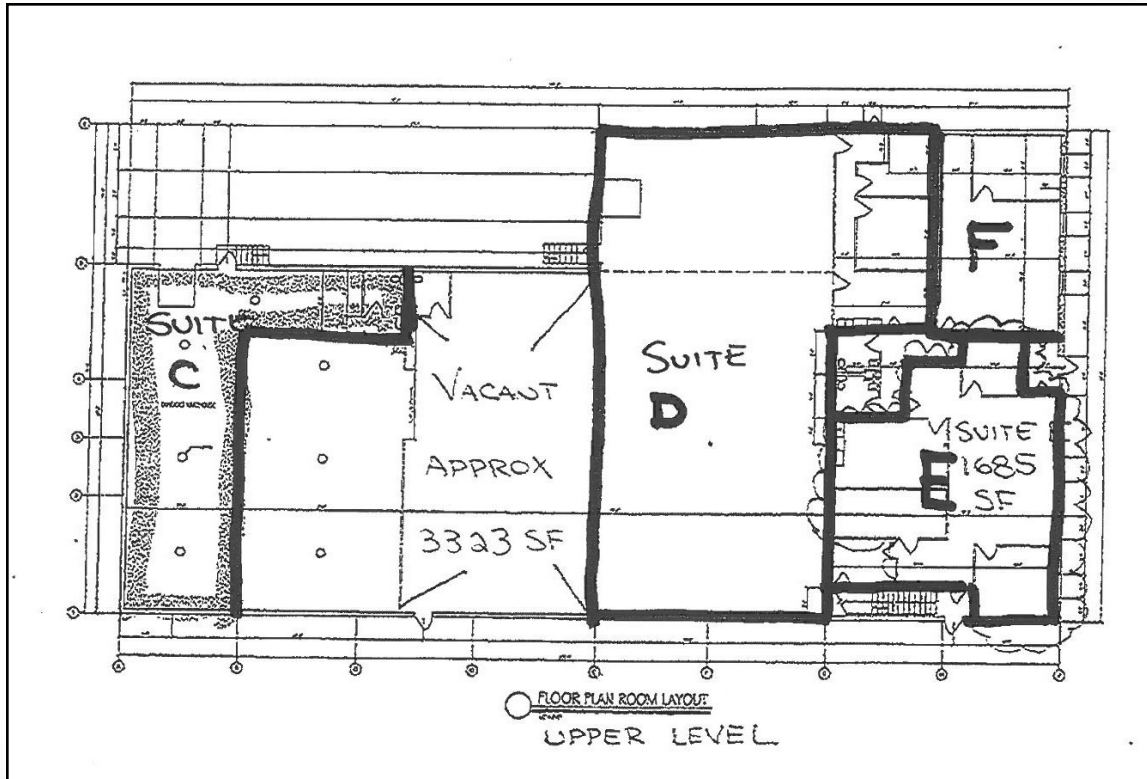
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UPPER LEVEL FLOOR PLAN



Suite C: 1,530 SF (Currently Leased)

Suites C & D 3,323 SF - Open Unfinished Space between

Suite D: 4,124 SF

Suite E: 1,685 Finished Area with (2) private offices, storage room or could be used as an office. Lunch room and a large open area.

Suite F: 862 SF



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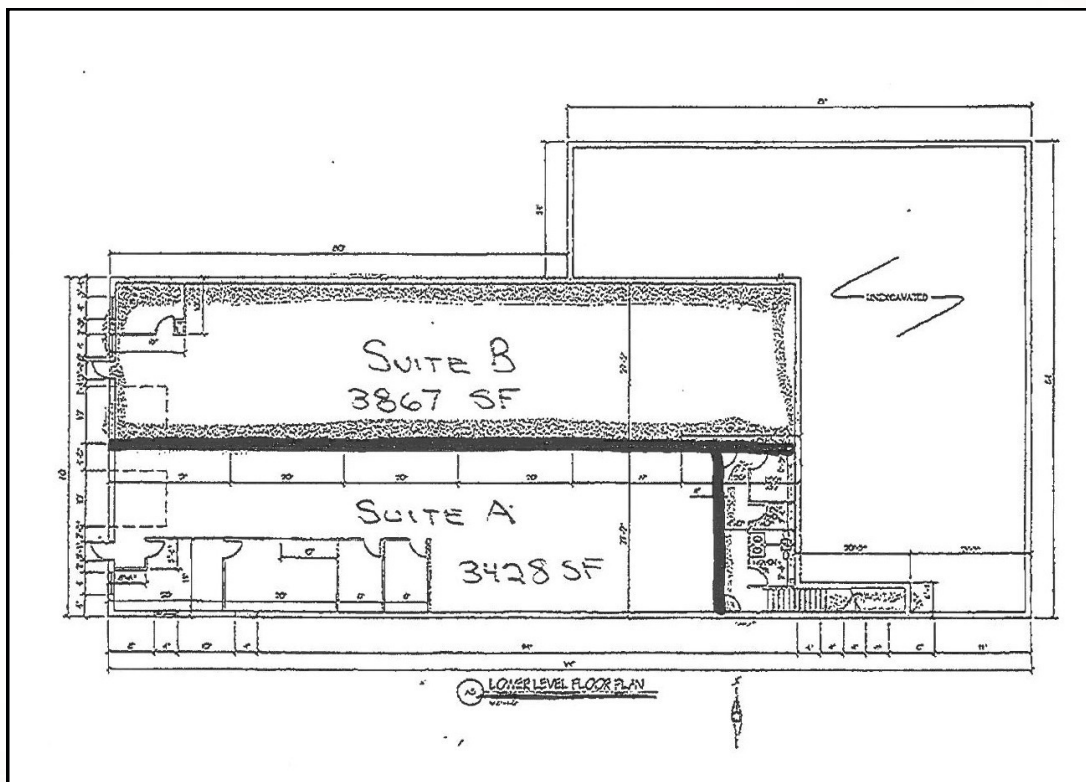
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LOWER LEVEL FLOOR PLAN



Suite A: 3,428 SF– Offers small office and manufacturing area.

Suite B: 3,867 SF– Warehouse space.

****Suites share common restrooms****



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DEMOGRAPHICS

Demographic Summary Report

Building - #2							
18921 York St NW, Elk River, MN 55330							
Building Type: Industrial		Warehouse Avail: 10,618 SF					
RBA: 18,720 SF		Office Avail: 1,685 SF					
Land Area: 1 AC		% Leased: 100%					
Total Available: 12,303 SF		Rent/SF/Yr: Negotiable					
Radius		1 Mile		3 Mile		5 Mile	
Population							
2017 Projection		3,748		22,453		38,537	
2012 Estimate		3,701		21,830		37,053	
2010 Census		3,694		21,578		36,299	
Growth 2012 - 2017		1.30%		2.90%		4.00%	
Growth 2010 - 2012		0.20%		1.20%		2.10%	
2012 Population by Hispanic Origin		95		718		1,083	
2012 Population By Race		3,701		21,830		37,053	
White		3,475 93.89%		20,365 93.29%		34,508 93.13%	
Black or African American		53 1.43%		442 2.02%		718 1.94%	
American Indian and Alaska Native		15 0.41%		102 0.47%		173 0.47%	
Asian		42 1.13%		331 1.52%		614 1.66%	
Native Hawaiian and Pacific Islander		3 0.08%		12 0.05%		32 0.09%	
Other Race		30 0.81%		142 0.65%		255 0.69%	
Two or More Races		82 2.22%		437 2.00%		752 2.03%	
Households							
2017 Projection		1,383		7,867		13,589	
2012 Estimate		1,364		7,596		12,980	
2010 Census		1,368		7,528		12,747	
Growth 2012 - 2017		1.40%		3.60%		4.70%	
Growth 2010 - 2012		-0.30%		0.90%		1.80%	
Owner Occupied		1,016 74.49%		5,896 77.62%		10,724 82.62%	
Renter Occupied		348 25.51%		1,700 22.38%		2,256 17.38%	
2012 Households by HH Income		1,365		7,595		12,979	
Income Less Than \$15,000		96 7.03%		573 7.54%		825 6.36%	
Income: \$15,000 - \$24,999		129 9.45%		521 6.86%		767 5.91%	
Income: \$25,000 - \$34,999		110 8.06%		520 6.85%		878 6.76%	
Income: \$35,000 - \$49,999		151 11.06%		809 10.65%		1,512 11.65%	
Income: \$50,000 - \$74,999		264 19.34%		1,647 21.69%		3,066 23.62%	
Income: \$75,000 - \$99,999		259 18.97%		1,382 18.20%		2,406 18.54%	
Income: \$100,000 - \$149,999		245 17.95%		1,607 21.16%		2,665 20.53%	
Income: \$150,000 - \$199,999		65 4.76%		366 4.82%		621 4.78%	
Income: \$200,000+		46 3.37%		170 2.24%		239 1.84%	
2012 Avg Household Income		\$79,043		\$79,494		\$79,099	
2012 Med Household Income		\$66,637		\$69,320		\$68,712	
2012 Per Capita Income		\$29,397		\$28,619		\$28,103	



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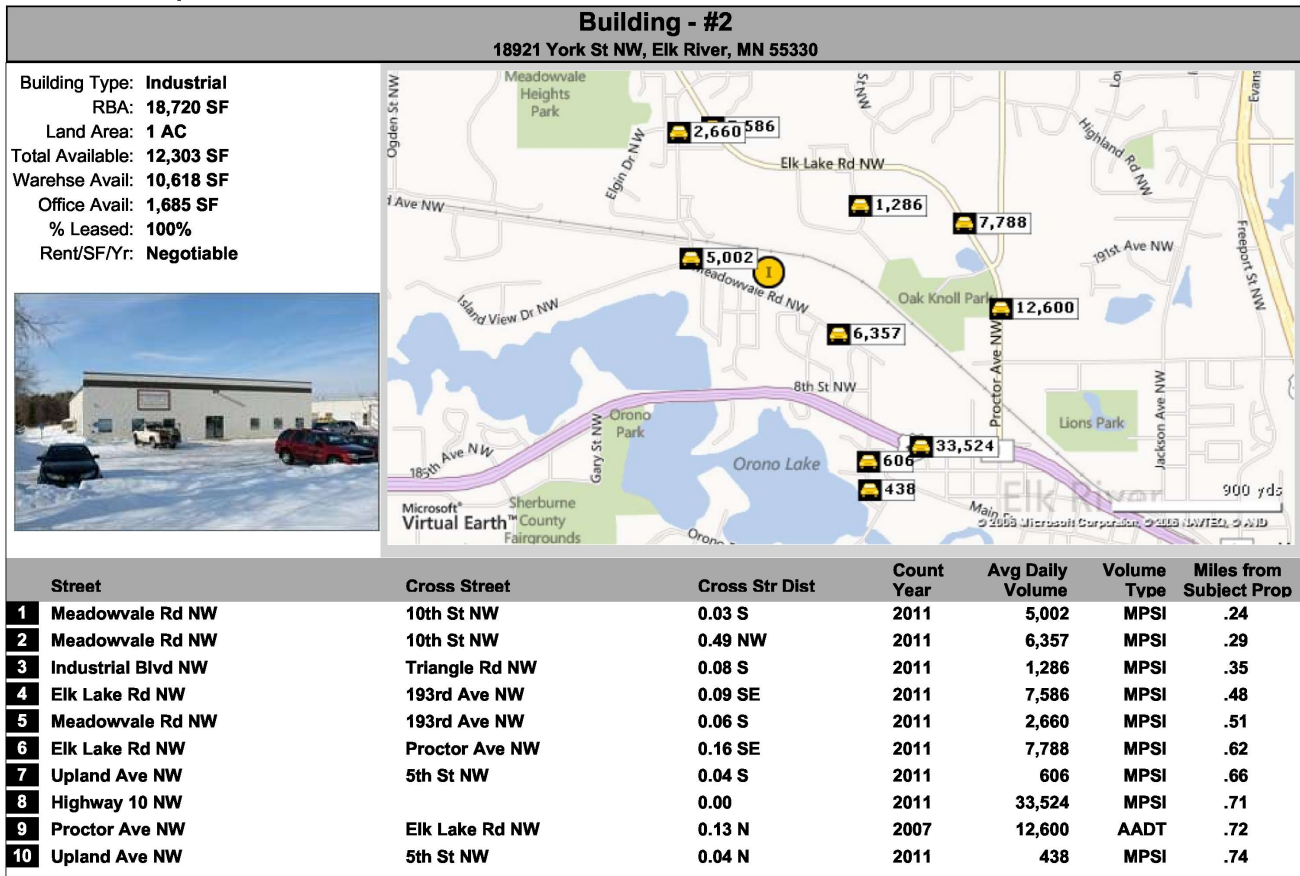
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TRAFFIC SUMMARY

Traffic Count Report



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