

**FOR SALE** - 12,748 SF Building



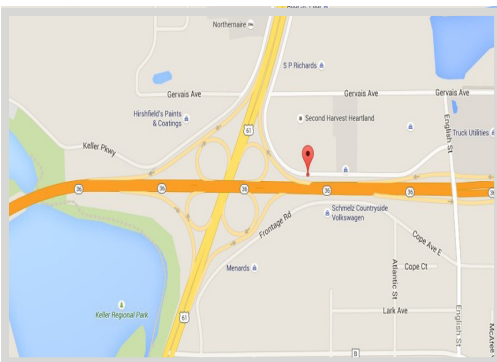
## FEATURES:

- 12,748 SF (3,290 SF Office & 9,458 SF Warehouse)
- Includes 2 Drive In Doors (20' x 14') and 1 Dock Door (14' x 10')
- 18' clear height warehouse
- Excellent visibility & signage off Highway 36

**REDUCED PRICE!!!**

**\$849,900**

Property Taxes - \$29,100.00 (2016)



## FACTS:

- ▲ PID #09-29-22-42-0004
- ▲ Built in 1978
- ▲ 1.06 acre lot
- ▲ Zoned- Light Manufacturing

Overview .....	1
Aerial Maps .....	2
Property Facts .....	3
Floor Plans .....	4
Photo Gallery .....	5-6



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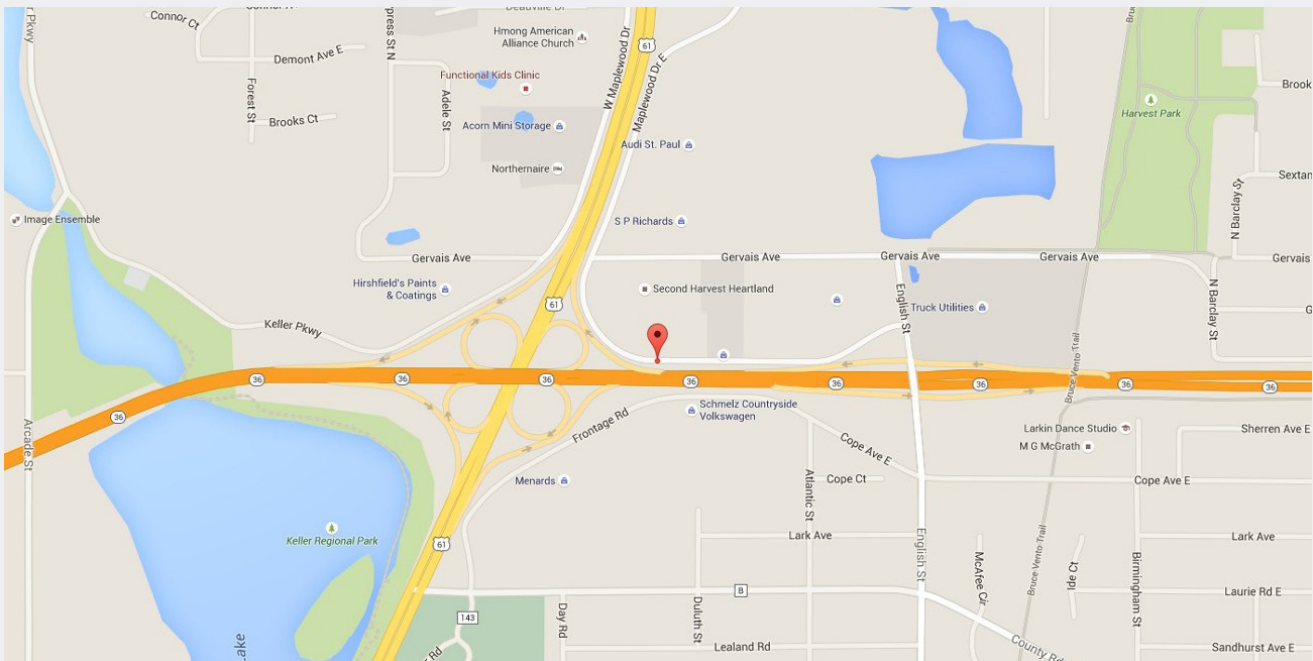
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### Contact

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### Arrow Companies

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



## Industrial Building

1167 Viking Drive  
Maplewood, MN 55109

### PROPERTY FACTS

**FOR SALE** - 12,748 SF Building

BUILDING SIZE	3,290 SF - Office <u>9,458 SF - Warehouse</u> 12,748 Total SF
YEAR BUILT	1978
LOT SIZE	1.06 Acres
PID #	09-29-22-40-0004
ZONING	M-1 Light Manufacturing District
CONSTRUCTION	Concrete Block
DOCK DOORS	(1) (14' x 10')
DRIVE-IN DOORS	(2) (20' x 14')
BUILDING HEIGHT	Interior Clear Height 18'
WAREHOUSE FLOORING	Sealed Concrete
HEATING & COOLING	Forced Air (Office) Central Air (Office) Radiant Heat (Warehouse)
PARKING	22,500 SF of asphalt marking and driveway area
2015 REAL ESTATE TAXES	\$29,100.00

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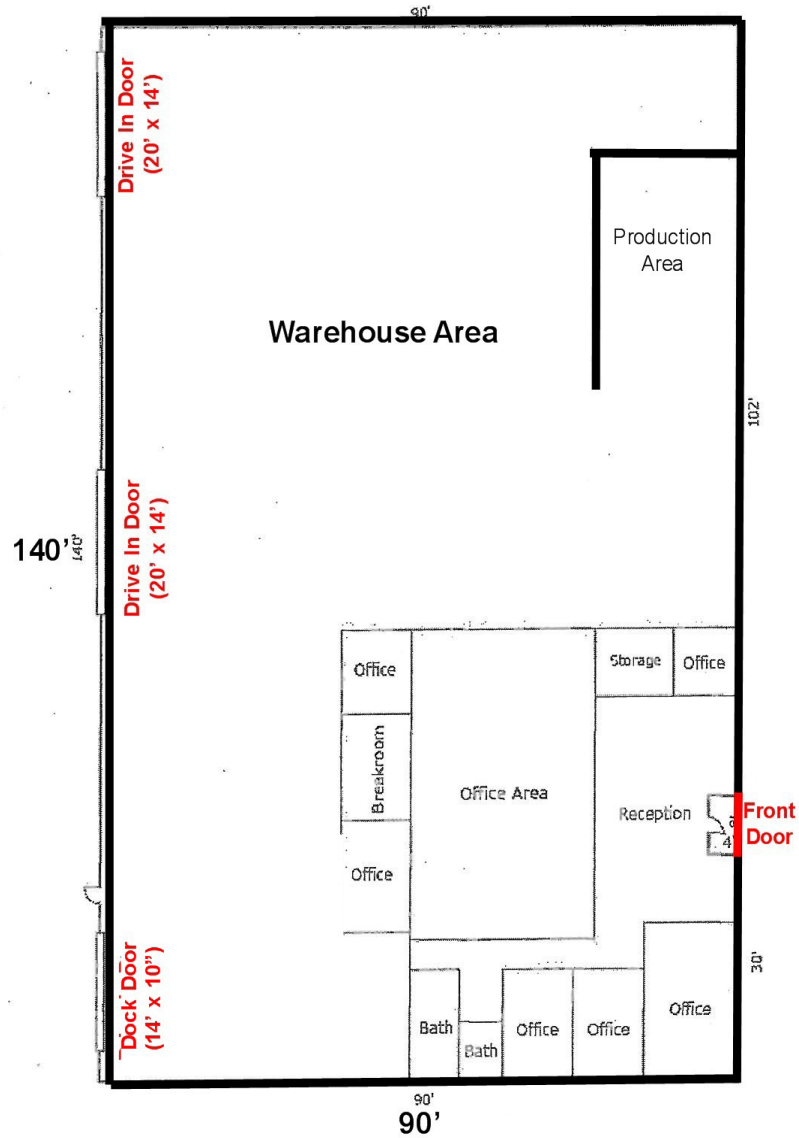
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**FLOOR PLAN**

**FOR SALE - 12,748 SF Building**



MAIN LEVEL OFFICE AREA	=	3,110 SQUARE FEET
SECOND LEVEL OFFICE AREA	=	180 SQUARE FEET
WAREHOUSE AREA	=	9,458 SQUARE FEET
TOTAL BUILDING AREA	=	12,748 SQUARE FEET

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## PHOTO GALLERY

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Office



Warehouse



Cubical Area



Warehouse



Office



Warehouse

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## OUTSIDE GALLERY

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### Population Data (5 mile radius)

2010 Census	260,166
2015 Estimate	274,876
2020 Projection	289,986



### Daily Traffic Counts

Hwy 36 & English St	54,271
Hwy 61 & Gervais	36,946
English St & Hwy 36 Service	1,820



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