

FOR SALE\LEASE

1275 WILLOW LAKE BLVD

..... Vadnais Heights, Minnesota

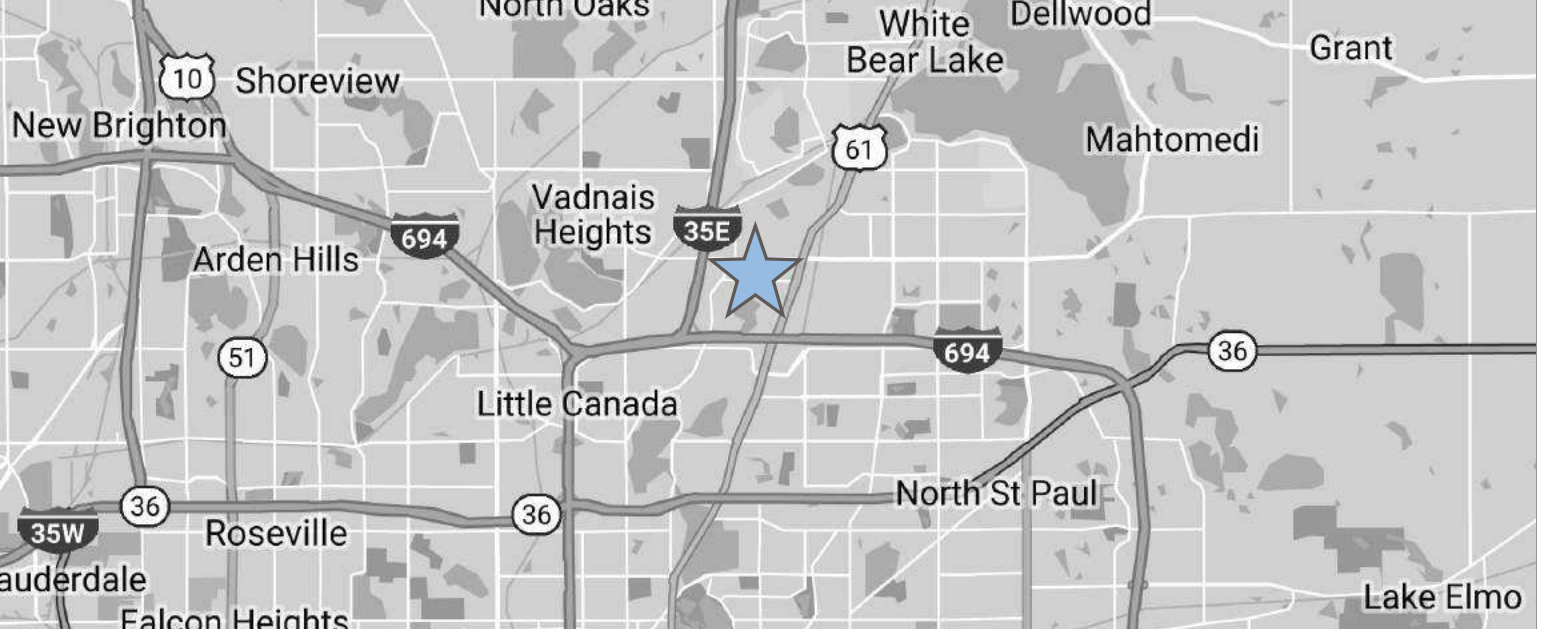


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CBRE



FEATURES/AMENITIES

- This property is located within a mature business park offering outstanding freeway access, only 3 blocks from a full interchange at County Road E & I-35E and just 1/2 mile north of 694, allowing for quick access to the Twin Cities metro.
- Excess acreage allows for excellent opportunity for building expansion, outdoor storage or additional trailer parking.
- Located in close proximity to an abundance of retail, hotel and restaurant amenities.
- Zoned I-Industrial District allowing for outdoor storage with a Special Use Permit.

ASKING PRICE

\$3,992,625 (\$75.61 PSF)

ASKING RATE

\$9.75 PSF office/\$4.75 PSF warehouse

2017 REAL ESTATE TAXES

\$82,646.00 (\$1.56 PSF)

OPERATING EXPENSES

\$1.00 PSF

Premier NE Metro Office/Warehouse Facility Available For Sale/Lease

PROPERTY DESCRIPTION

1275 Willow Lake Road is a premier purchase or lease opportunity strategically located in Vadnais Heights along the 694/494 corridor with excellent freeway accessibility. This extremely well-maintained 52,809 SF facility offers 24' clear height, 8 g'x10' dock-high doors equipped with levelers, bumpers and seals, a secured truck court and the ability to accommodate outdoor storage, trailer storage or a building expansion.

- Building can be expanded or outdoor storage accommodated
- 24' clear
- Built in 1984
- Secure truck court
- Extremely clean and well-maintained (meets food grade standards)

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1900 LaSalle Plaza
800 LaSalle Ave
Minneapolis, MN 55402
www.cbre.com/minneapolis

Property Specifications

BUILDING SF

- 52,809 SF
- 2,889 SF office
- Building can be expanded by xx,xxx SF

LAND AREA

4.82 acres

CLEAR HEIGHT

24'

YEAR BUILT

1984

SPRINKLER SYSTEM

Yes (Type TBD)

PARKING

48 stalls (.91/1000)

LOADING

8 9'x10' dock-high loading doors, all equipped with bumpers, levelers, seals and electrical outlets and a secured truck court

COLUMN SPACING

TBD

FLOOR THICKNESS

TBD

ROOF

Replaced in 2014 (Specs TBD)

LIGHTING

TBD

TRUCK COURT DEPTH

110' truck court depth including a 40' concrete apron

FREEWAY ACCESS

Quick access to Twin Cities metro - I-35E and 694 via County Road E

FIBER

TBD

POWER

TBD

FOOD GRADE

Building meets food grade standards

AVAILABILITY

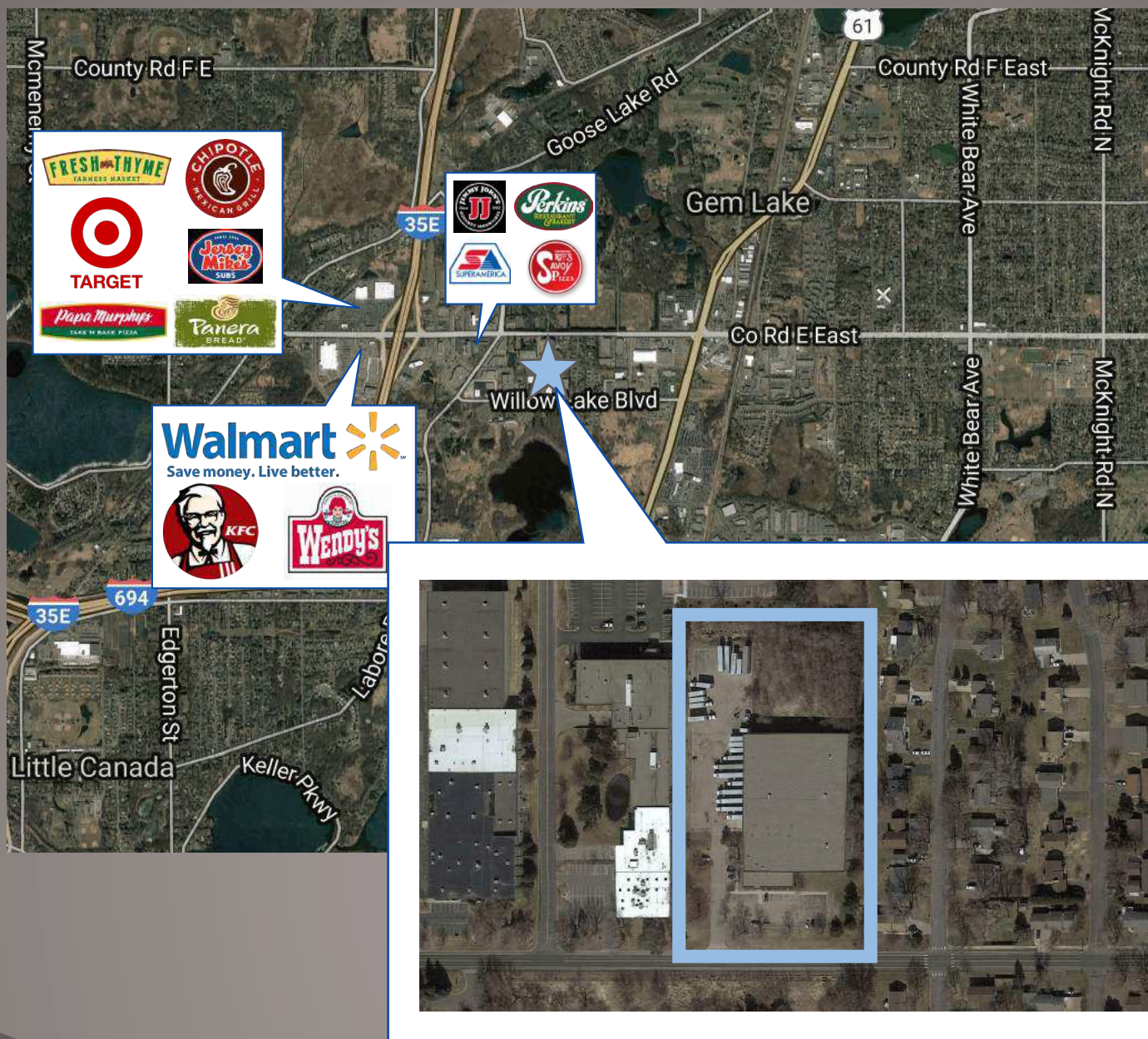
September, 2017

EXPANSION

Building expandable by xx,xxx SF or ability to accommodate outdoor storage (with SUP) or trailer storage

Site Plan





contact us

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