

PROPERTY INFORMATION



Executive Director +1 612 730 4473 hudson.brothen@cushwake.com KRIS SMELTZER

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List Price \$4,100,000 (\$97.62 PSF) \$3,600,000 (\$83.94 PSF)

Lease Rates \$12.50 PSF Office \$6.50 PSF Warehouse

\$2.16 PSF Tax

2025 Tax/Cam
\$1.50 PSF CAM

\$3.66 PSF Total

3,000 SF 1st Floor Office 17,350 SF 1st Floor Warehouse

Building Size 2,700 SF 1st Floor Mezzanine/Warehouse

19,836 SF 2nd Floor Warehouse

42,886 SF Total

Year Built 2005

Clear Height 15' 1st Floor 18' 2nd Floor

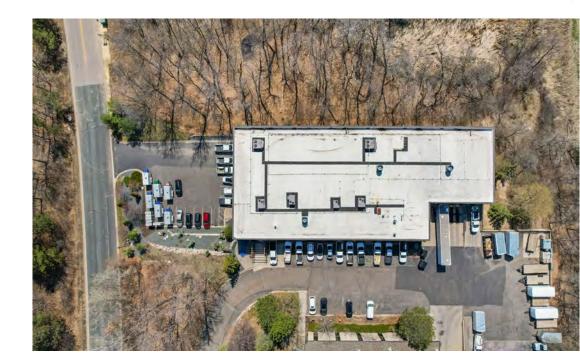
Roof 2005

Loading 1 Drive-in - 1st Floor

2 Docks & 1 Drive-in - 2nd Floor

Sprinkler 100% (wet system)

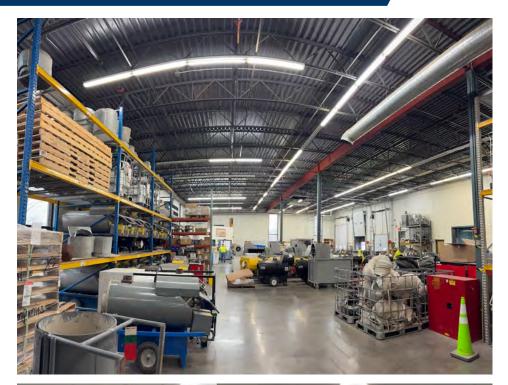
2025 Total Property \$90,582.00 (\$2.16 PSF)

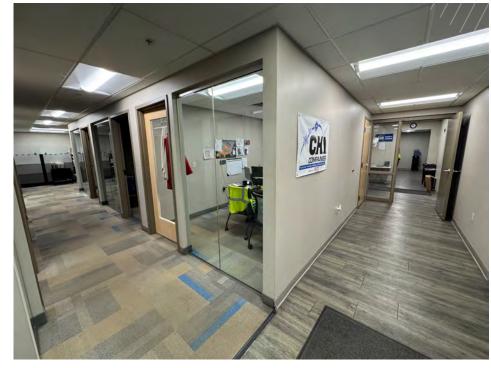


Parking	15 vehicle stalls + truck court - 1st Floor 22 vehicle stalls + truck court - 2nd Floor
HVAC	100%
Power	480 volt, 1200 amps, 3 phase - 1st Floor 480 volt, 800 amps, 3 phase - 2nd Floor

PROPERTY PHOTOS











PROPERTY PHOTOS



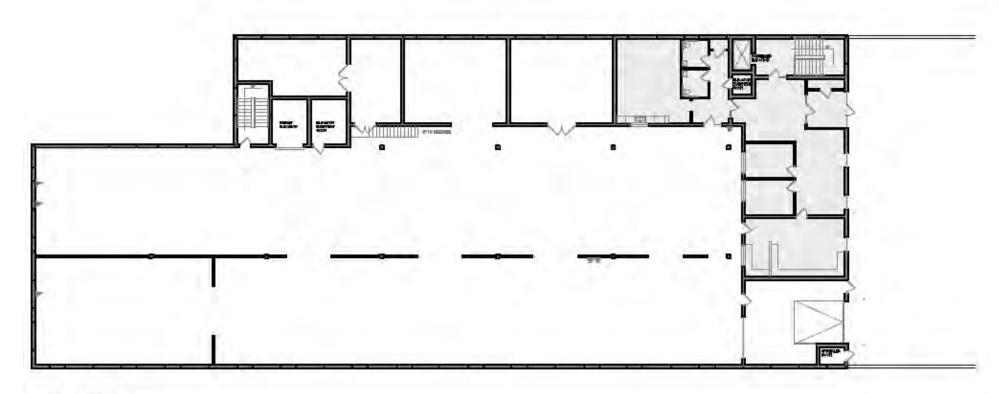












Floor Plan

Scale: 1" = 30'-0"

Square Footages:

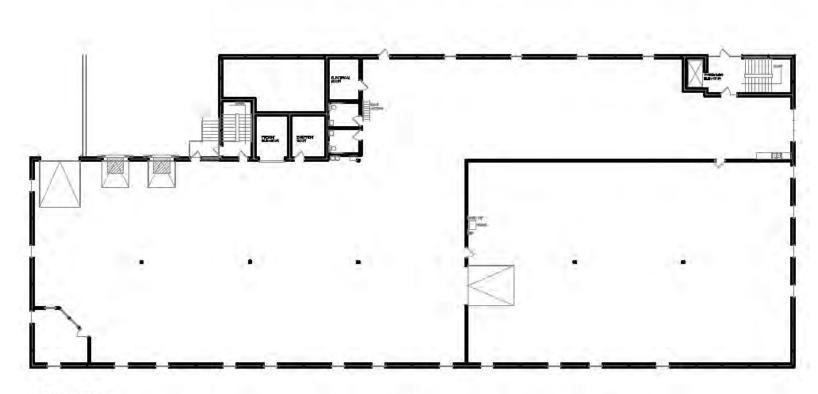
Office = 3,000 Sq. Ft.

Mezzanine = 2,700 Sq. Ft.

Warehouse = 17,350 Sq. Ft.

Total = 23,050 Sq. Ft.





Floor Plan

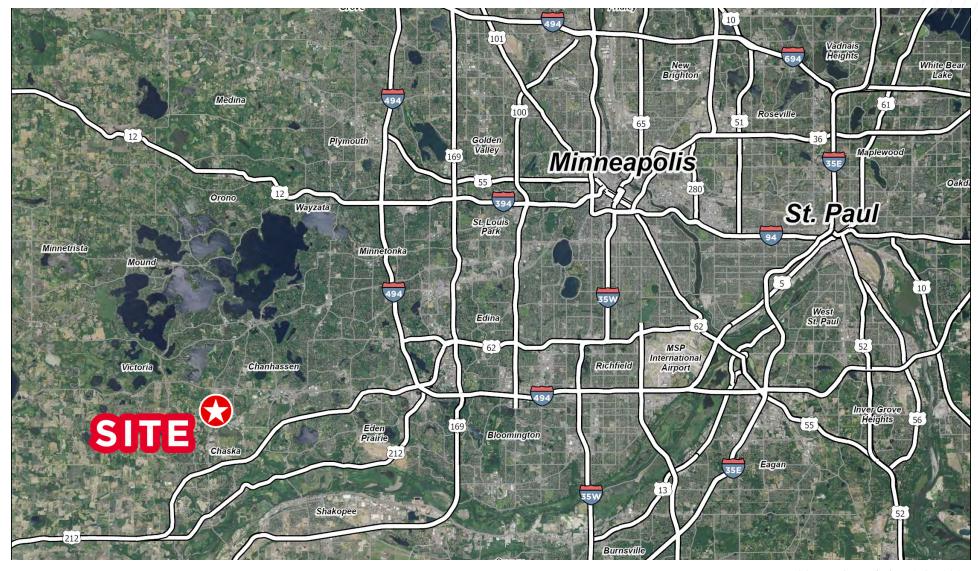
Scale: 1" = 30'-0"

Square Footage:

Office = 0 Sq. Ft. Warehouse = 19,836 Sq. Ft. Total = 19,836 Sq. Ft.

AERIAL





HUDSON BROTHEN

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