

FOR SALE OR LEASE  
62,305 SF

7925 215TH ST W  
LAKEVILLE, MN

# PROPERTY INFORMATION

- VACANT BUILDING FOR SALE/LEASE
- FULLY CLIMATE CONTROLLED WAREHOUSE
- HEAVY POWER
- OUTDOOR STORAGE POTENTIAL

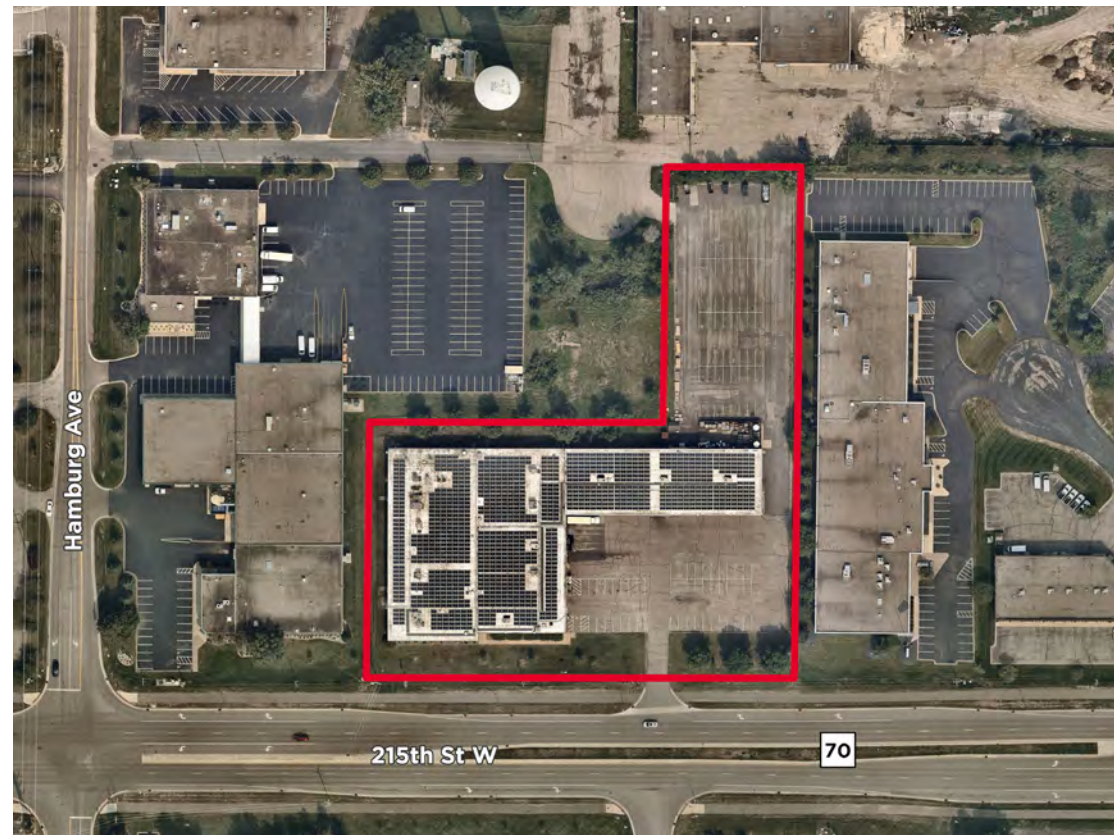
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Address	7925 215th St W Lakeville, MN
Building Size	5,000 SF Office 2,900 SF Mezzanine 54,405 SF Warehouse 62,305 SF Total
Outdoor Storage	Approximately 19,000 SF
Lease Rates	Negotiable
Sale Price	Negotiable
Loading	3 Docks 4 Drive-ins
Clear Height	16' - 18'
Roof	2021 (warranty through 2046)
Power	Heavy
Year Built	1976
2025 Property Taxes	\$124,330 (\$2.00 PSF)



# HVAC AND ROOF DETAILS

EQUIPMENT DESCRIPTION	MODEL NUMBER	SIZE	MANUFACTURE DATE
CARRIER ROOFTOP UNITS (7 TOTAL)	48HCED08 OR SIMILAR	7.5 TONS	2013-2016
TRANE ROOFTOP UNITS (7 TOTAL)	NOT VISIBLE	4-8 TONS	2002-2010
MODINE SUSPENDED HEATERS	NOT VISIBLE	NOT VISIBLE	VARIES

## ROOFING MATERIALS, CONDITION, AND ANALYSIS

### 4.4 ROOF

#### 4.4.1 ROOFING MATERIALS

ROOF COVERINGS CONSISTED OF SINGLE-PLY THERMOPLASTIC MEMBRANE OVER LOW-SLOPE ROOF CONSTRUCTION.

EXTERIOR WALLS EXTENDED ABOVE THE ROOF PLANE AS PARAPETS AND WERE CAPPED WITH COPING. ROOF MATERIALS COVERED THE INBOARD SIDES OF THE PARAPETS. MATERIALS TERMINATED UNDER THE METAL COPING. FLASHING MATERIALS APPEARED TO BE SIMILAR TO THE ROOFING MEMBRANE.

#### SURVEY CONDITION AND ANALYSIS

THE ROOFING SYSTEMS APPEARED TO BE IN GOOD OVERALL CONDITION. ROUTINE MAINTENANCE IS ANTICIPATED DURING THE EVALUATION PERIOD. THE ROOF WAS REPORTEDLY INSTALLED IN 2021. BASED ON OUR OBSERVATIONS, THE REPORTED AGE APPEARED TO BE REASONABLE. A ROOF WARRANTY WAS PROVIDED FOR REVIEW AND THE ROOF IS UNDER WARRANTY UNTIL 2046.

ACCORDING TO THE SITE ESCORT, ROOF MAINTENANCE AND REPAIRS WERE CONDUCTED BY QUALITY TRUSTED CONSTRUCTION.

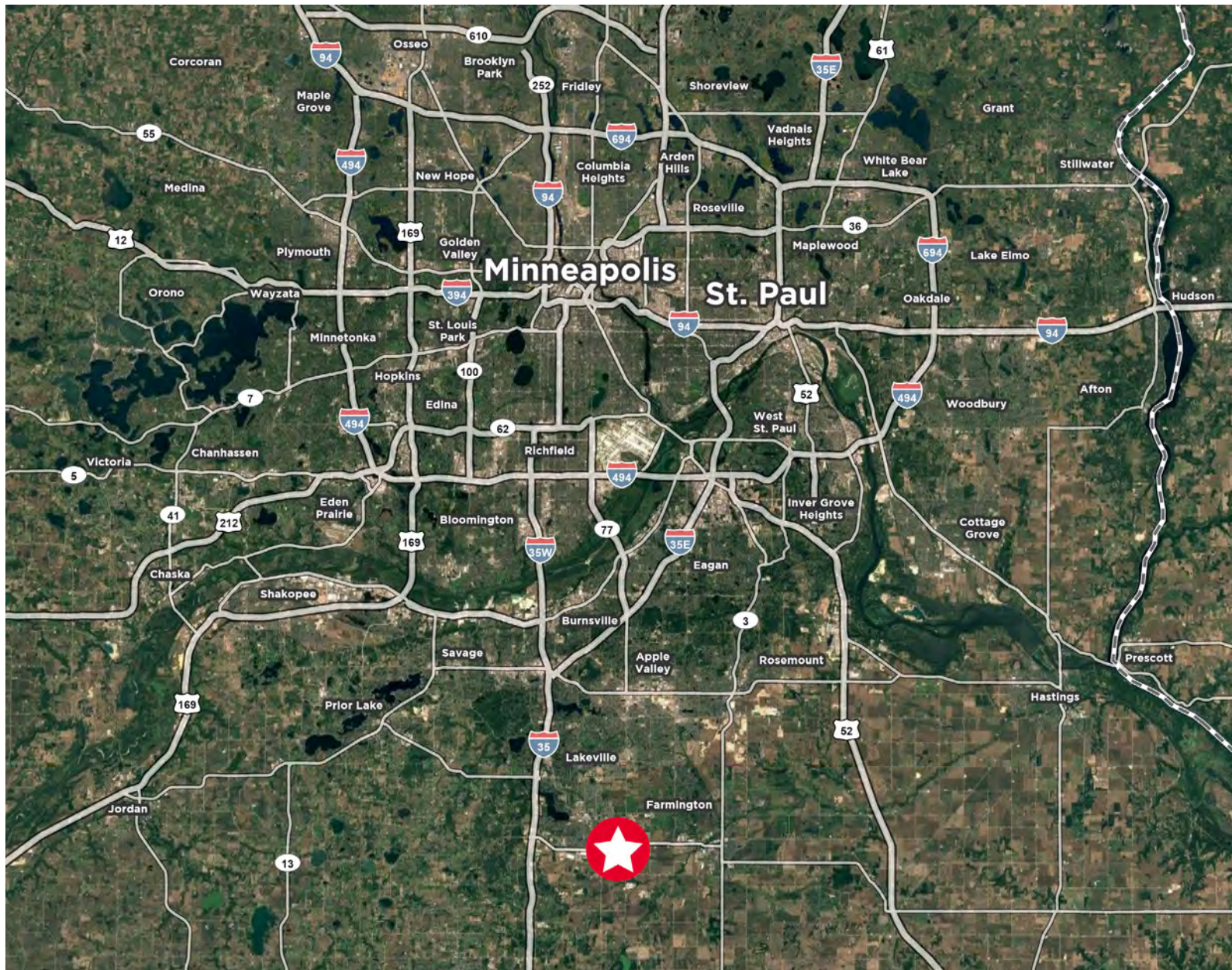
PARAPETS APPEARED TO BE IN GOOD OVERALL CONDITION. ROUTINE MAINTENANCE IS ANTICIPATED THROUGHOUT THE EVALUATION PERIOD.

PROPERTY CONDITION REPORT

PROJECT NO: 22-3683641

# PROPERTY PHOTOS







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