



FOR SALE OR LEASE
48,962 SF

5550 UPPER 147TH ST W
APPLE VALLEY, MN

 CUSHMAN &
WAKEFIELD

PROPERTY INFORMATION



HUDSON BROTHEN

Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JAKE KELLY

Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com

Address	5550 Upper 147th St W Apple Valley, MN
Lease Rates	\$13.00 PSF Office \$7.00 PSF Warehouse
2025 Tax/CAM	\$2.59 PSF Tax \$2.41 PSF CAM \$5.00 PSF Total
Building Size	47,422 SF Office 1,500 SF Warehouse 48,962 SF Total*
PID	01-811-02-01-020
Land	4.66 Acres
Clear Height	20'
Year Built	2002
Roof	2002
Loading	6 Docks 1 Drive-in
Parking	237 Stalls
Sprinklered	100% Sprinklered
HVAC	100% A/C
2025 Property Taxes	\$126,626.00 (\$2.59 PSF)

* Approximate



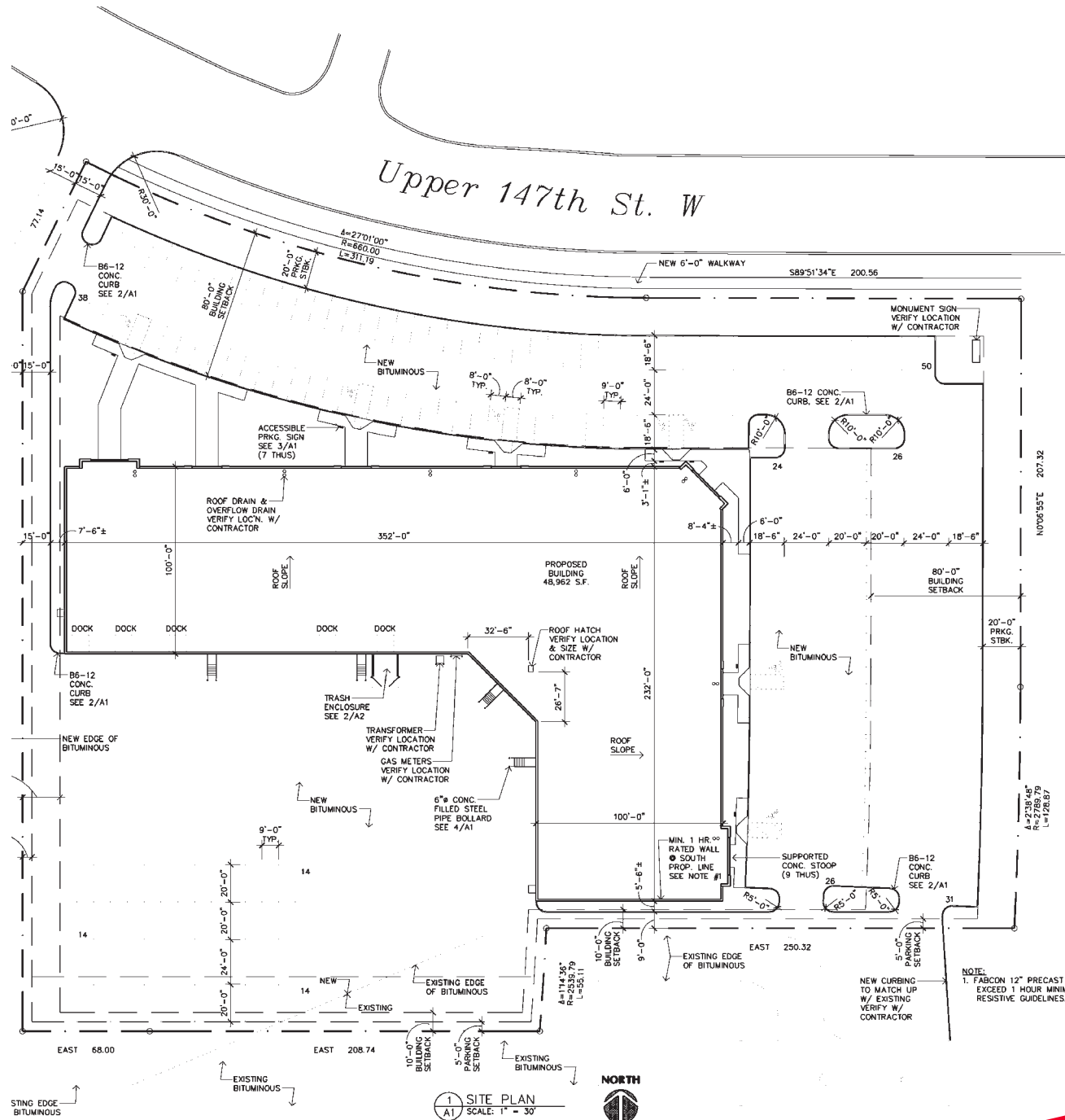
PROPERTY PHOTOS



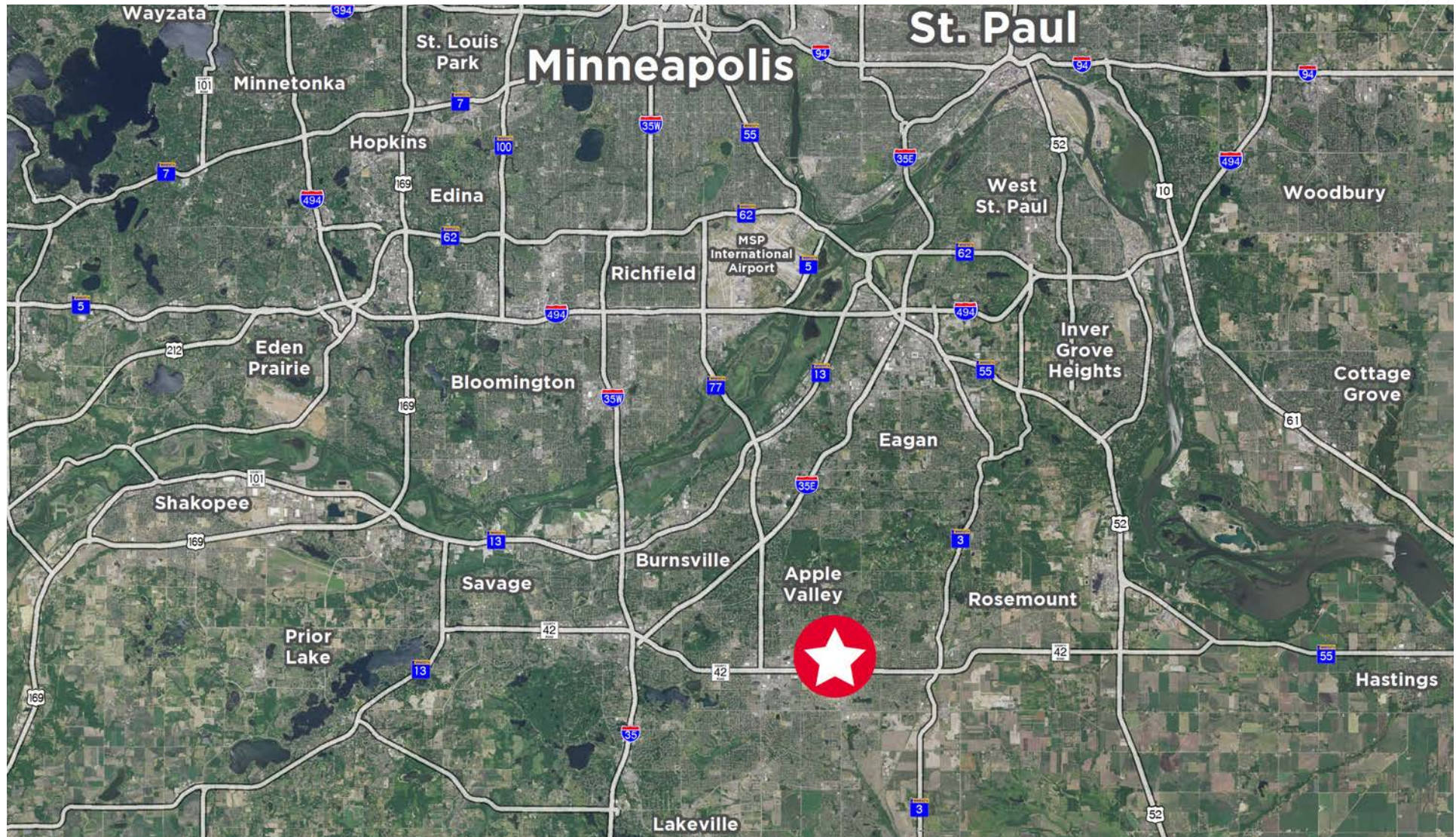
AERIAL



SITE PLAN



AERIAL



HUDSON BROTHEN

Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

KRIS SMELTZER

Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JAKE KELLY

Senior Associate
+1 952 465 3303
jake.kelly@cushwake.com

3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com