

PROPERTY INFORMATION



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 <u>\$2.41 PSF CAM</u> \$5.00 PSF Total
Building Size	47,422 SF Office <u>1,500 SF Warehouse</u> 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)

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KRIS SMELTZER

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JAKE KELLY

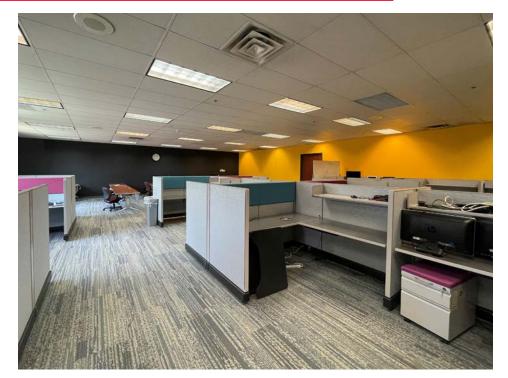
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HUDSON BROTHEN

^{*} Approximate

PROPERTY PHOTOS











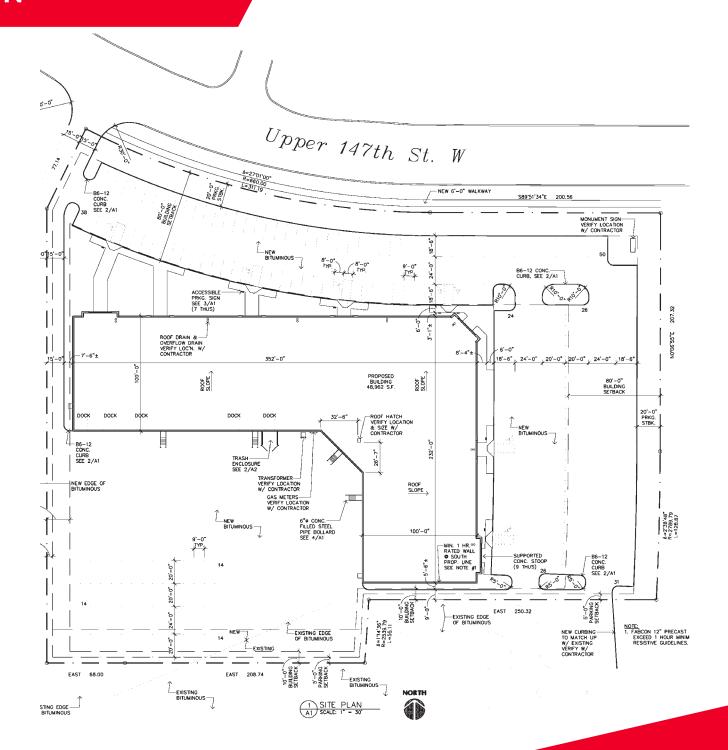


AERIAL



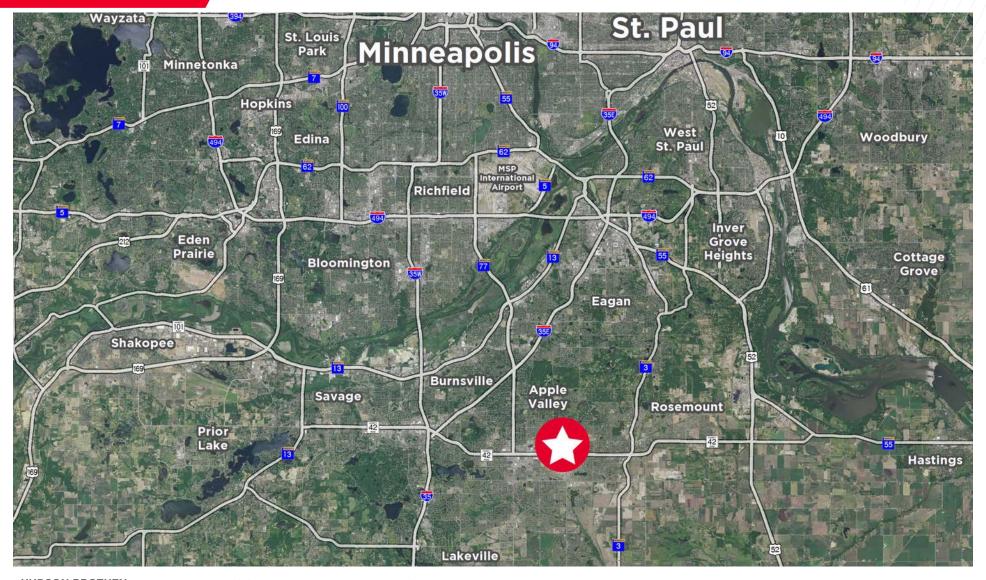
SITE PLAN





AERIAL





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