

INDUSTRIAL FOR LEASE

1799 COUNTY ROAD 90

1799 COUNTY ROAD 90, MAPLE PLAIN, MN 55359



4800 SF OFFICE/WAREHOUSE FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY STEDMAN

Senior Associate

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#RA-20454772, Minnesota

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

1799 COUNTY ROAD 90

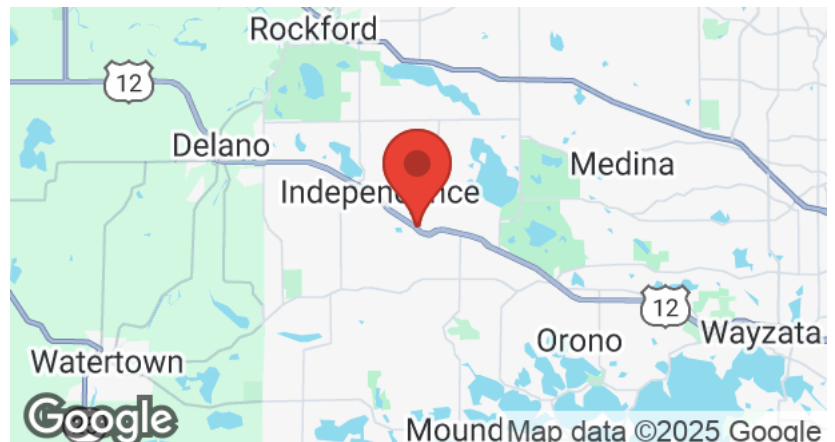


OFFERING SUMMARY

LEASE RATE:	\$4800/mo Modified Gross
AVAILABLE SF:	4800 SF
WAREHOUSE SF:	approx. 3600 SF
CLEAR HEIGHT:	20' to joist 16' to radiant tubes
OFFICE:	approx. 1200 SF
MEZZANINE:	approx. 1200 SF (bonus space)
DRIVE IN DOOR:	12' W x 12'H
POWER:	3 phase
ZONING:	Light Industrial

PROPERTY HIGHLIGHTS

- Very visible and easily accessible commercial building along Hwy 12
- Warehouse with office and mezzanine
- Mezzanine has forklift available to tenant and stairway access
- Warehouse has radiant heat; drive in and service entry south side
- Main office entry on east side with natural light
- Monument signage & entry area signage available
- Tenant pays for sewer, snow removal, lawn care & common utilities (gas, electric) own utilities, trash, Internet, phone



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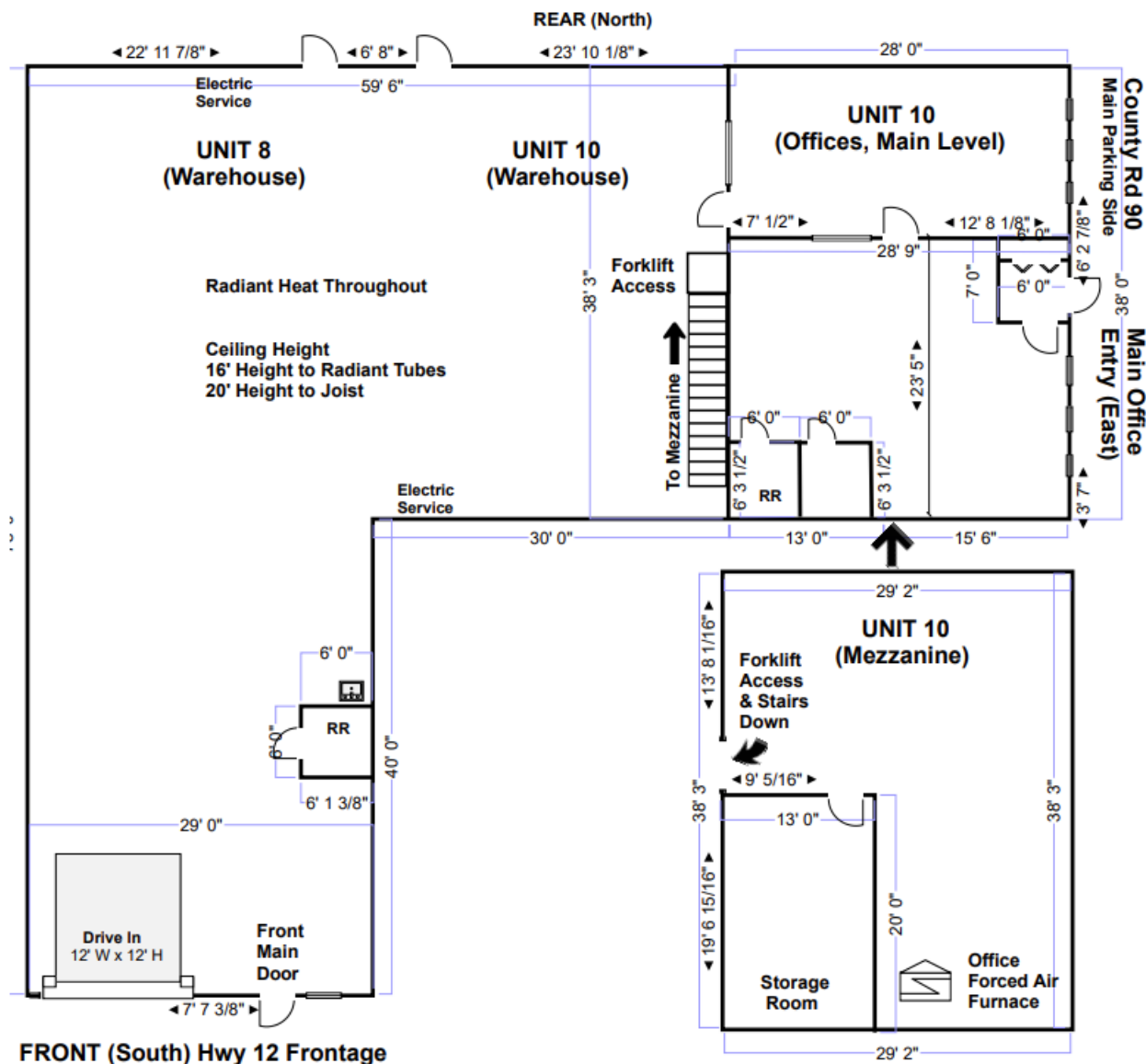


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FLOOR PLAN UNIT 8 & 10

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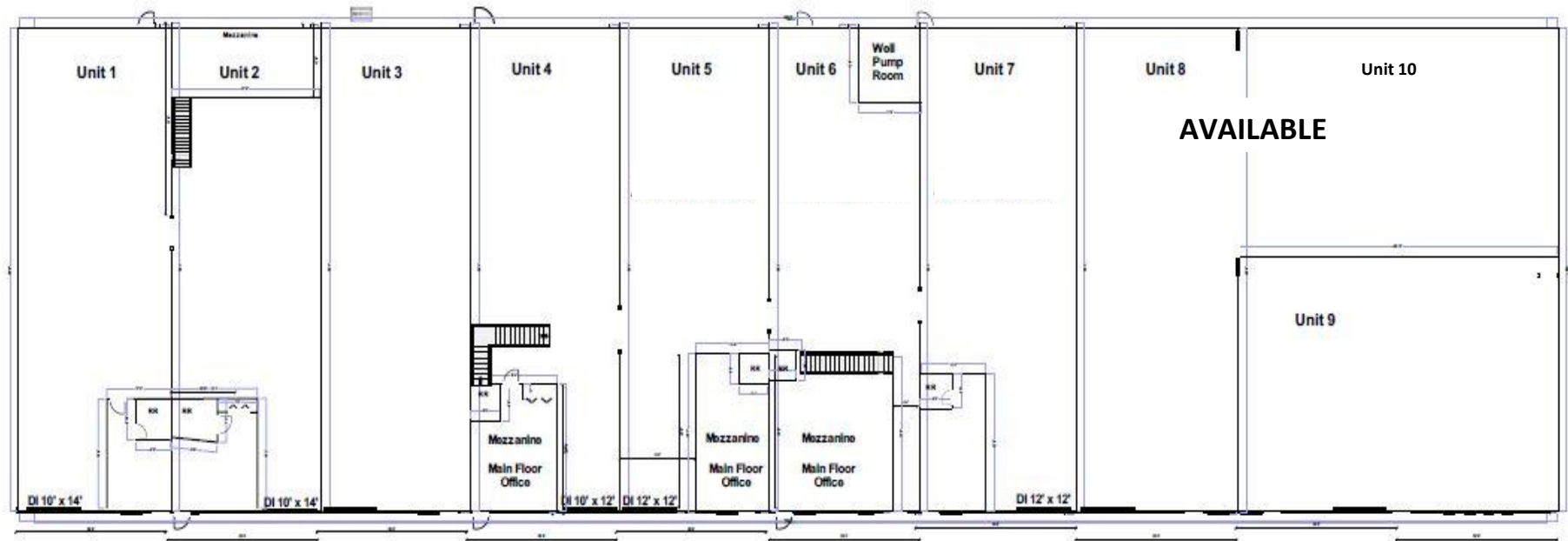
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SITE PLAN

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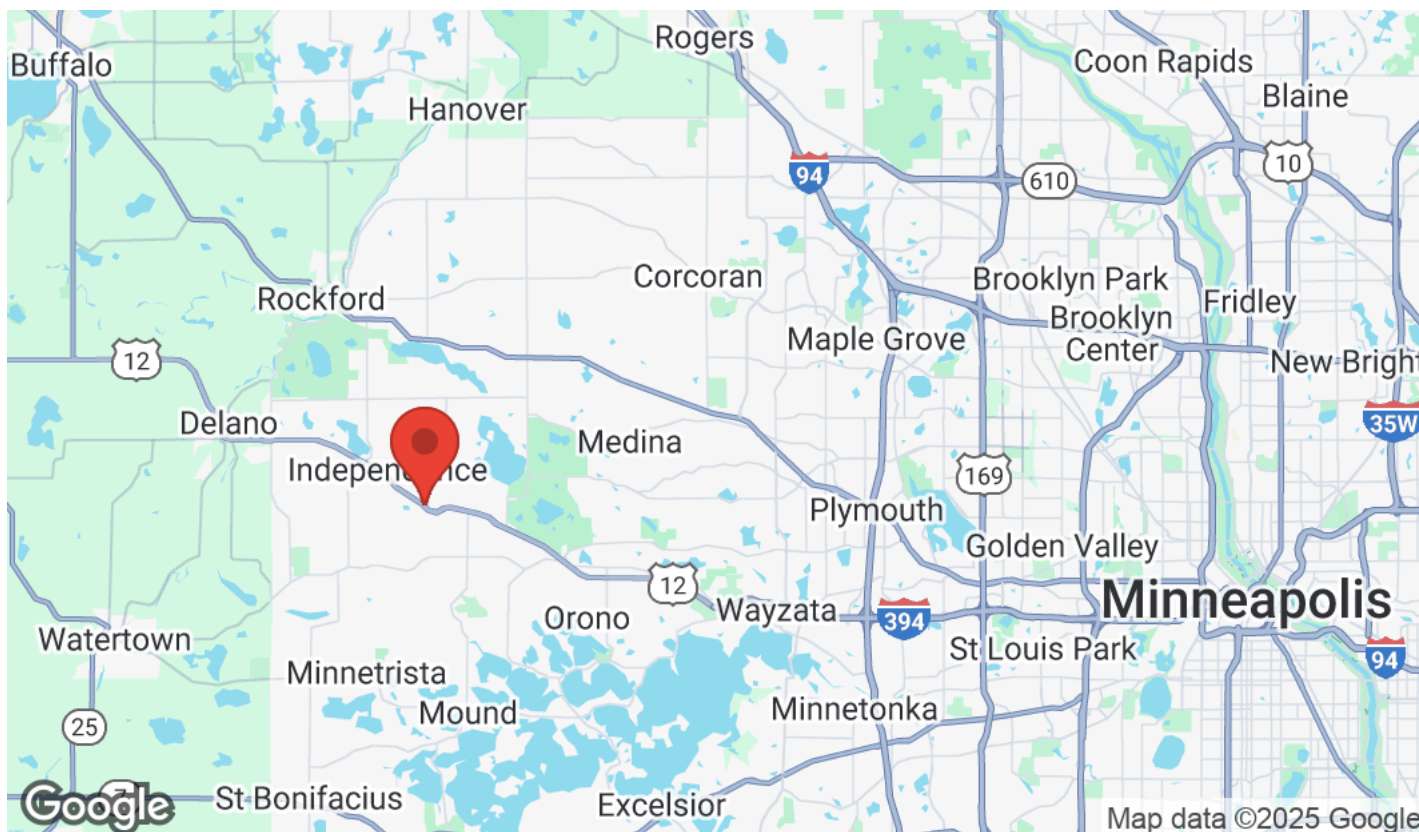
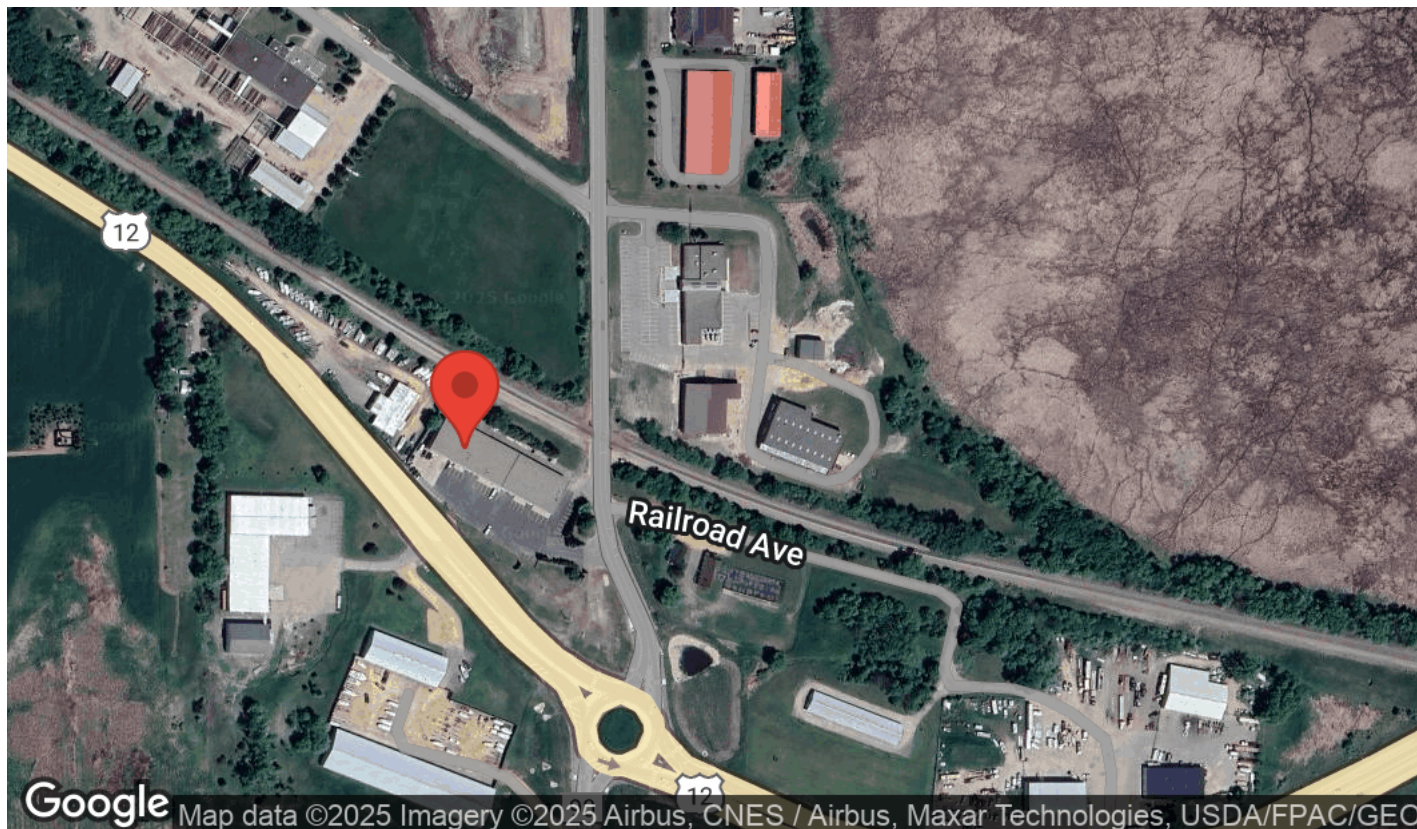


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LOCATION MAPS

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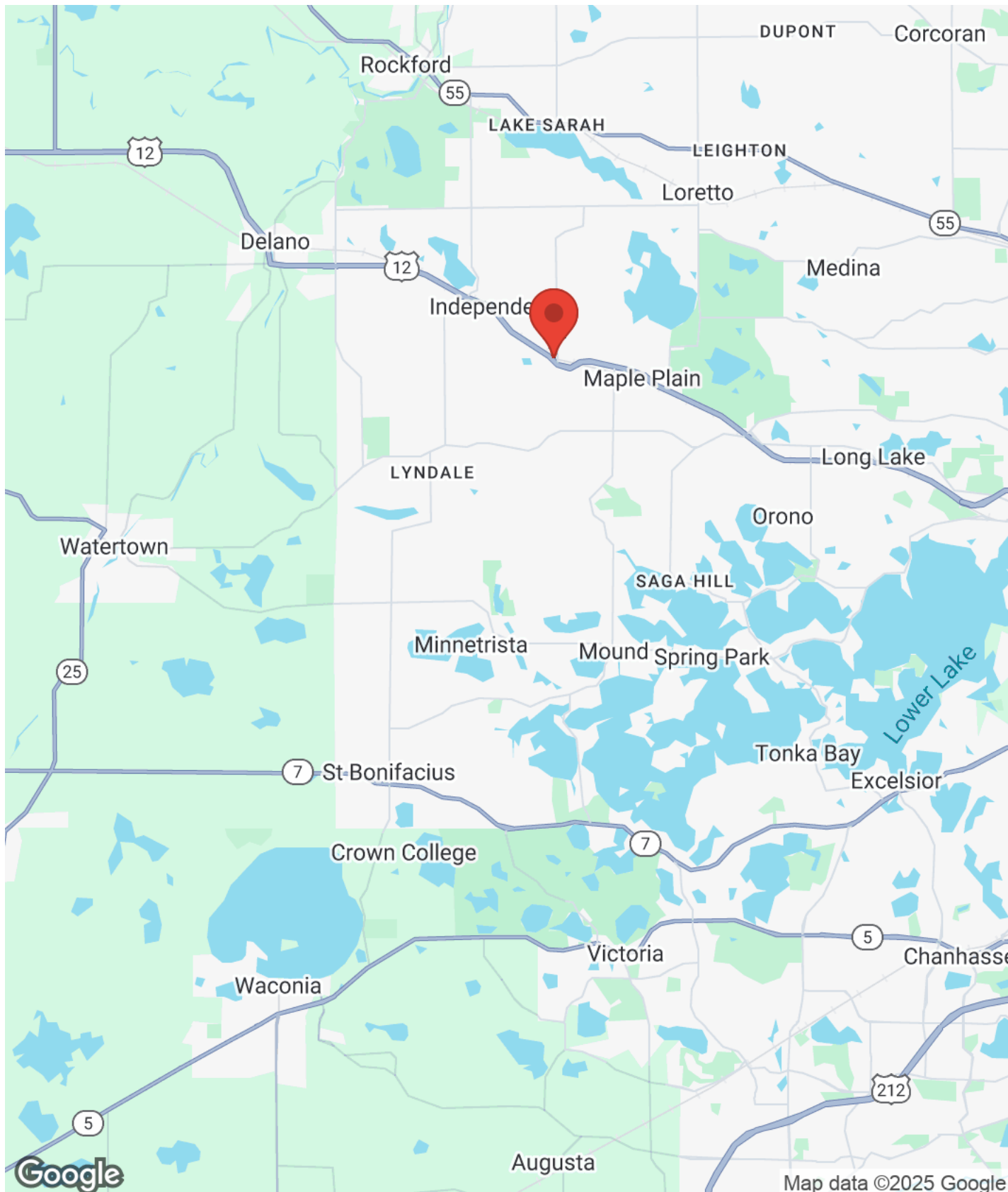
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REGIONAL MAP

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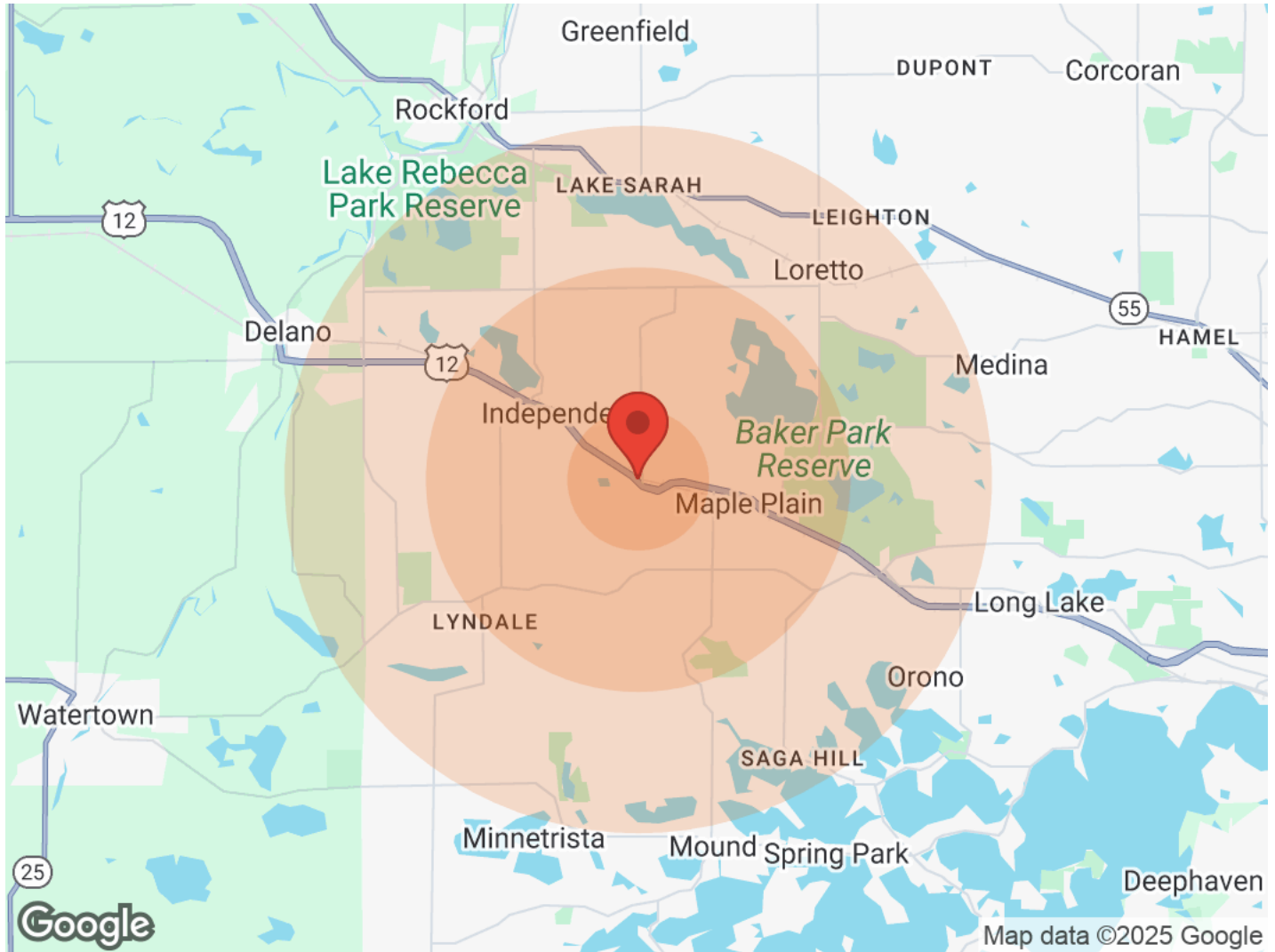
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,627	7,967
Female	N/A	2,700	7,853
Total Population	N/A	5,327	15,820

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	919	2,828
Ages 15-24	N/A	800	2,329
Ages 25-54	N/A	1,819	5,619
Ages 55-64	N/A	802	2,312
Ages 65+	N/A	987	2,732

Race	1 Mile	3 Miles	5 Miles
White	N/A	5,269	15,675
Black	N/A	14	15
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	91	163
Multi-Racial	N/A	86	228

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$79,464	\$79,464
< \$15,000	N/A	74	437
\$15,000-\$24,999	N/A	112	313
\$25,000-\$34,999	N/A	103	343
\$35,000-\$49,999	N/A	217	566
\$50,000-\$74,999	N/A	335	1,050
\$75,000-\$99,999	N/A	283	1,061
\$100,000-\$149,999	N/A	468	1,199
\$150,000-\$199,999	N/A	171	403
> \$200,000	N/A	217	744

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,103	6,492
Occupied	N/A	1,986	5,980
Owner Occupied	N/A	1,652	5,009
Renter Occupied	N/A	334	971
Vacant	N/A	117	512

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