

67,401 SF
COLD STORAGE FOR SALE



6085 CLAUDE WAY EAST
INVER GROVE HEIGHTS, MN 55076-4432

CLAUDE WAY EAST
INVER GROVE HEIGHTS

CBRE

InverCOLD



PROPERTY OVERVIEW

- **Entire Building Fully Temperature Controlled**
- **Ceiling Height** - 22 Feet to 21 Feet going North to South
- **Cooling System Details** - Bohn Coils, Freon System
- **Kohler Back-up Generator** - with brand new transfer switch
- **R-40 Insulated Walls**
- **Fully Sprinklered**
- **Deep Chill Capable**- 28 to 32 Degrees on Northside of building
- **Entire Building Chilled/Refrigerated** - 33-48 Degrees

ALL NEW FEATURES

- **NEW ELECTRICAL TO COILS**
- **8 NEW COILS**
- **NEW SECURE STRIKE PLATES**
- **NEW DIGITAL ACCESS DOOR SYSTEM**
- **NEW MONITORED SECURITY SYSTEM**
- **NEW FIBER OPTIC CABLE INFRASTRUCTURE W/18 ARUBA WIRELESS POINTS.**
- **ROOF REPLACED LESS THAN 4 YEARS AGO**

BUILDING SPECIFICATIONS

Business Office Space

Name	#
Individual Offices	12
Restrooms	5
Lunch rooms	2
Entrances/Exits	13
Parking	Approx. 72 Marked Stalls
Power	Heavy 3-phase



BUILDING SIZE SPECIFICATIONS


Name	Building Use	Area
FIRST LEVEL		
Office	Business	2,603 SF
Office	Business	433 SF
Warehouse	Storage	58,257 SF
Mech.	Storage	275 SF
		61,568 SF
SECOND LEVEL		
Office	Business	2,569 SF
Office	Business	291 SF
Storage	Storage	2,973 SF
		5,833 SF
GRAND TOTALS		67,401 SF



DOCK DOORS



 Dock Doors
12

 Drive-in Doors
1

 All New Dock Packages
with New Dock
Levelers



INTERIOR PHOTOS



COLD STORAGE EQUIPMENT ROOM



GENERATOR DETAILS



Fully Functional



Rebuilt in 2024

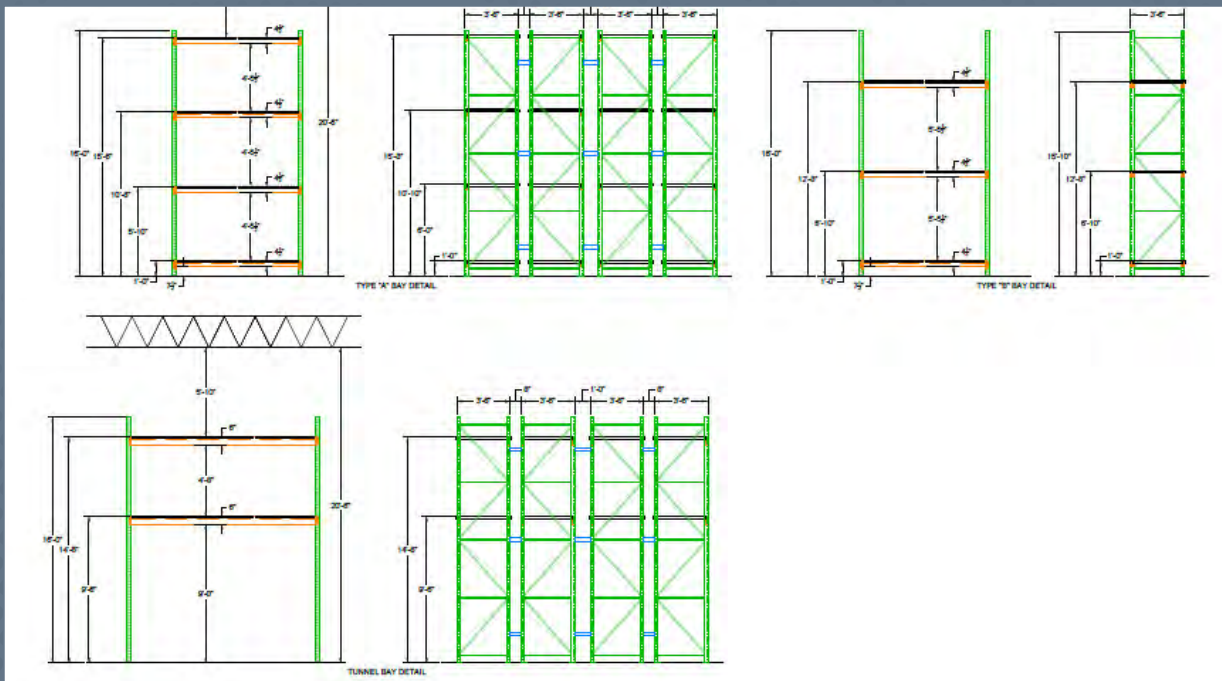
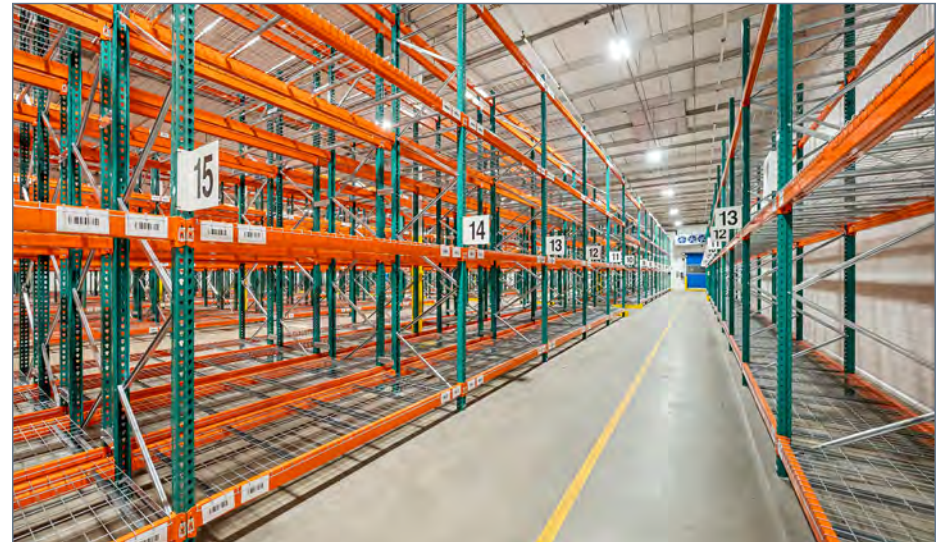
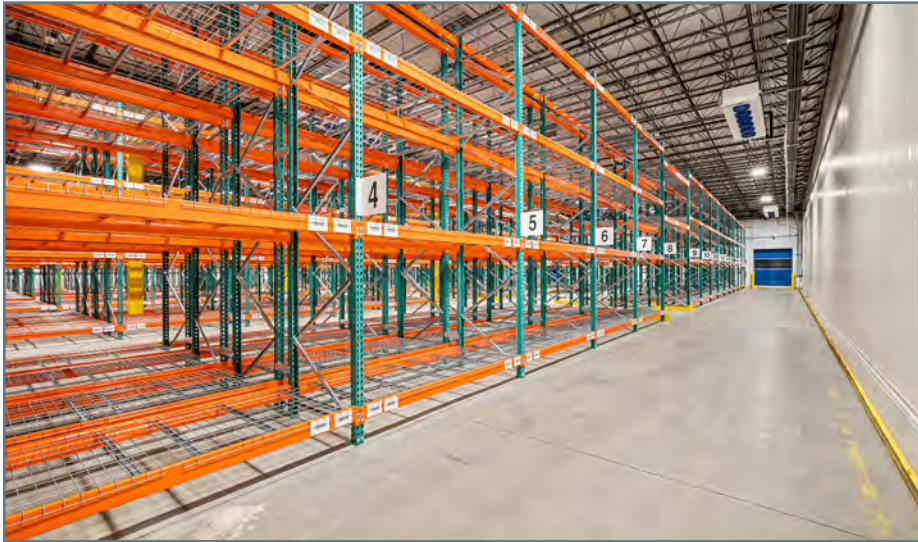


Brand-new transfer switch installed



Generates enough power to fully maintain interior storage climate in emergency backup situations

PALLET RACKING SPECIFICATIONS



Brand new pallet racking with 6,000 pallet spaces (5,500 for normal standard pallet height)

FLOOR PLAN

GENERAL PROJECT NOTES

- OWNER FURNISHED EQUIPMENT SUPPLIES ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
- ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILING ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.
- SHADING INDICATES AREA THAT IS NOT INCLUDED IN THE SCOPE OF WORK.

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
1	
2	



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MohagenHansen.com

NOT FOR CONSTRUCTION

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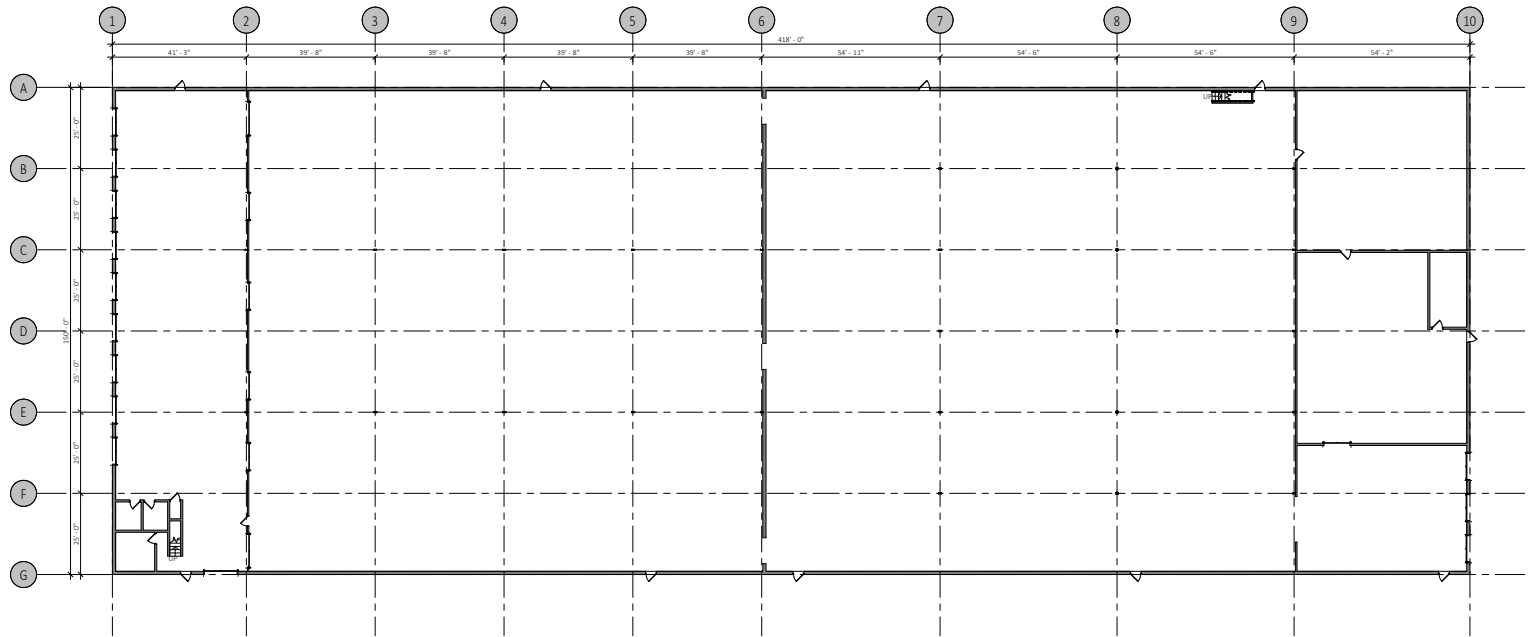
WILSON LINES COLD STORAGE
6085 CLAUDE WAY EAST
INVER GROVE HEIGHTS,
MN 55076

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2406
DRAWN BY: K. CRANBROOK
CHECKED BY: B. BAILEY/M. HANSEN
DATE: Issue Date
COMPUTER DIRECTORY:
K:\03\WILSONLINES\CAD\DWG

FLOOR PLAN

A201



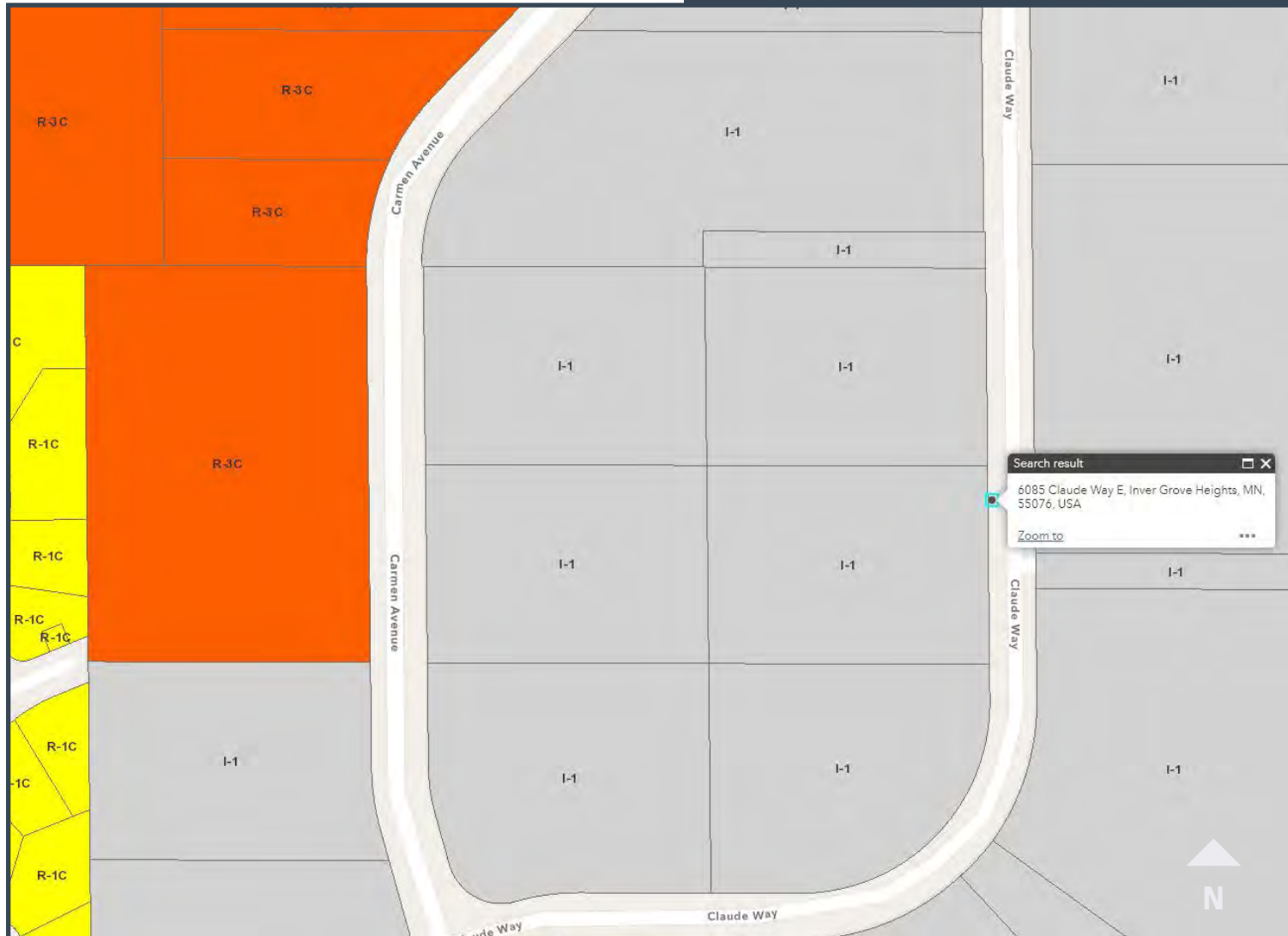
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1 FLOOR PLAN
A201 1/16" = 1'-0"

ZONING MAP

I-1 Limited Industry -

Intended for the continued operation of light manufacturing, warehousing, and wholesaling businesses. (Ord. 1098, 11-8-2004)





SUBJECT SITE
PID 20-71252-01-010

INDUSTRIAL
HIGHLIGHTS

1

**Safeway Bus
Company**



2

**Carmen Distribution
Center**



3

**Custom Products &
Services**



4

**Heppers
Auto Body**



AERIAL MAP

UPPER 55TH EAST

AMC THEATRES
OUTBACK STEAKHOUSE
CHIPOTLE MEXICAN GRILL
CRAVE

Applebee's



CAHILL AVE & 57TH ST. E.

Walgreens
The Pharmacy America Trusts
McDonald's
FIVE GUYS

FLEMING FIELD AIRPORT

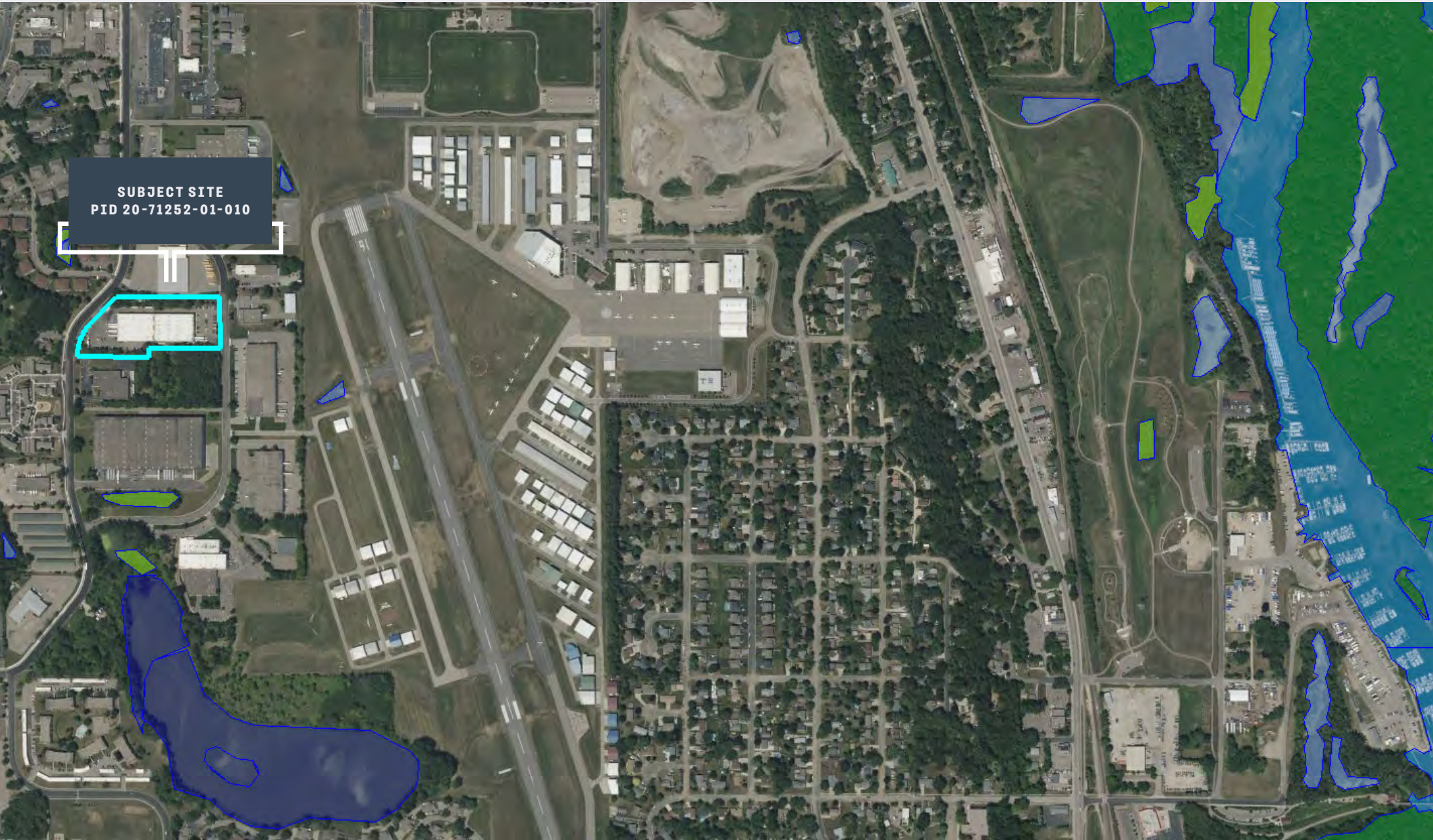
SUBJECT SITE
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BUCKLEY WAY & BUCKLET CIRCLE

SUBWAY
DQ
DOMINO'S PIZZA
ALDI

WETLAND MAP



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CLAUDE WAY EAST

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