



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Turning Leaf Business Center

1920 Turning Leaf Lane SW, Alexandria, MN

177,029 SF
For Sale/Lease



Contact

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**Schedule a viewing
today to explore
the possibilities!**

1920 Turning Leaf Lane, Alexandria

Welcome to 1920 Turning Leaf Lane SW, a stunning property offering sale or lease options! This 177,029 SF facility features: Two production/warehouse buildings; Multiple floors of office suites; A beautifully designed campus with striking architecture and lush landscaping. Located in the heart of Alexandria's picturesque lakes region, this property combines the serenity of a lakeside community with the functionality of a premier business hub. Perfect for businesses seeking a vibrant location with excellent amenities.

SALE PRICE

Entire property - \$5,900,000

PROPERTY HIGHLIGHTS

- Multiple warehouse and Production spaces
- Multi-level office, with many private and executive offices throughout
- Amenities such as coffee bars, cafeteria, lounge areas, etc.

GROSS & MODIFIED GROSS RATES

See pricing on Floor Plans

LOCATION DESCRIPTION

- Site is on 21 Acre lot with 9 additional acres available for expansion
- Convenient to I-94
- Building Signage available, excellent visibility
- Beautiful landscape and Architecture



ZONING	B1 -General Business
PROPERTY USE	Production/Office
YEAR BUILT	West Warehouse built in 2000 East Warehouse & Office built in 2002/2003
FLOORS	Multi-story *See Plans
PROPERTY ACCESS	
Nearby HWY	I-94 (2.8 Miles)
Nearby Airport	Alexandria Airport (3.8 Miles)
PARKING	Asphalt paved lot (441 stalls)
Employee/Customer	430
Handicap	11
SIGNAGE	Yes, with street exposure
TOTAL BUILDING	177,029 SF
Warehouse	77,232 SF
Office	99,798 SF
LOT SIZE	21 Acres + additiona 9 acreas for redevelopment
BUILDING IMAGE	
Warehouse	Concrete Panel
Office	Stone and wood architecture
Roof	Industrial roof is rubber/Poly; Main office is shingled (2 years)
WATER	Supplied by ALP Utilities, all buildings seperately metered
East Warehouse & Main Office	East warehouse has it's own water main that feeds the facility and the main office
West Warehouse	West warehouse has it's own water supply
SEWER	Supplied by Alexandria Lake Area Sanitary District
GAS	Supplied by CenterPoint Energy
East Warehouse Meter	2" Line
West Warehouse Meter	1.5" Line
POWER	Supplied by ALP Utilities
East Warehouse & Office	277/480V; 2500A; 3-phase
West Warehouse	208/120V; 600A; 3-phase (capability to match East)
GENERATORS	Yes - East Warehouse & Main Office have backup

CEILING HEIGHT	
East Warehouse	28'
West Waehouse	22'
Office	9'
HEAT	Yes
FLOOR THICKNESS	
East Warehouse	6"
West Warehouse	6"
AIR CONDITIONING	Yes
East Warehouse	HVAC RTU's (8)
West Warehouse	HVAC RTU's (11); Make-up Air Unit (1) *2 new RTU's (2023)
Office	Hot-Water Boiler (3); Cold Water Chiller Unit (2)
FIRE PROTECTION	100% Wet sprinkled
East Warehouse	Fire pump
West Warehouse	Fire pump
Office	Alarmed
COLUMN SPACING	
East Warehouse	40' x 40'
West Warehouse	38'
DOCKS	15 total
East Warehouse	12 docks, 3 dock plates
West Warehouse	3 Docks, 1 dock plate
DRIVE-IN	
East Warehouse	2 Total
West Warehouse	3 Total
RESTROOMS	
East Warehouse	Men (1); Women (1); Unisex (1)
West Warehouse	Men (1); Women (1); Unisex (2)
Office	Men (5); Women (5); Unisex (2)
SPECIAL EQUIPMENT <i>*Removed when building sells</i>	- Existing conveyor system in East Warehouse - Pallet Racking
LIGHTING	
East Warehouse	High Bay Fluorescents
West Warehouse	Mercury Lights
Office	LED

Zoning

B1 - General Business

The purpose of the "B-1" General Business District is to provide for low intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts.

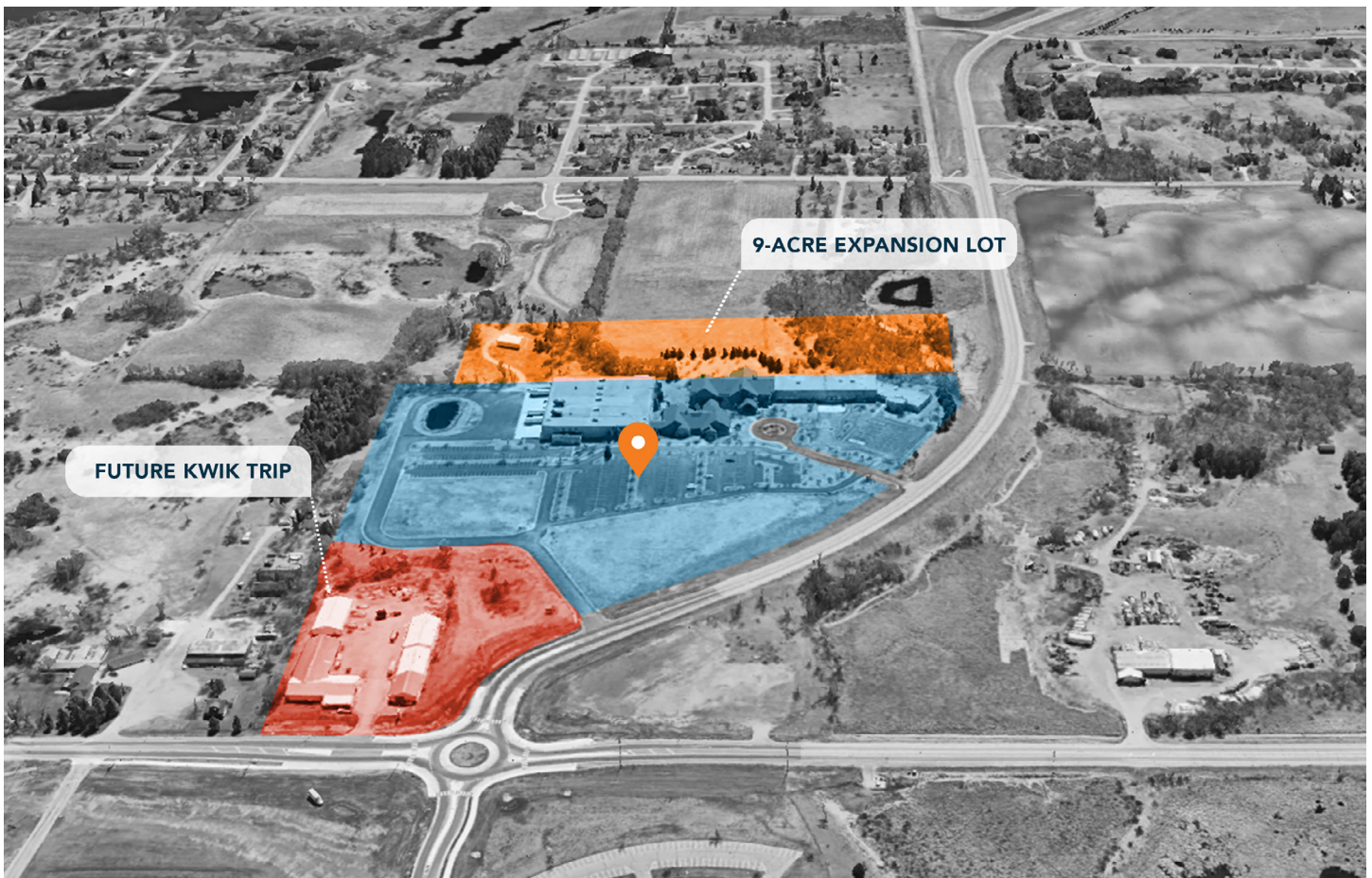
PERMITTED USES

Art & School Supplies; Auto-Related Retail & Service Uses located inside a building; Bakery goods & Baking of Goods for retail sales on the premises; Bank, Savings & Loan, Savings Credit Unions & other Financial Institutions; Barber Shops; Beauty Parlors; Bicycle Sales & Repair; Candy, Ice Cream, Popcorn, Nuts , Etc.

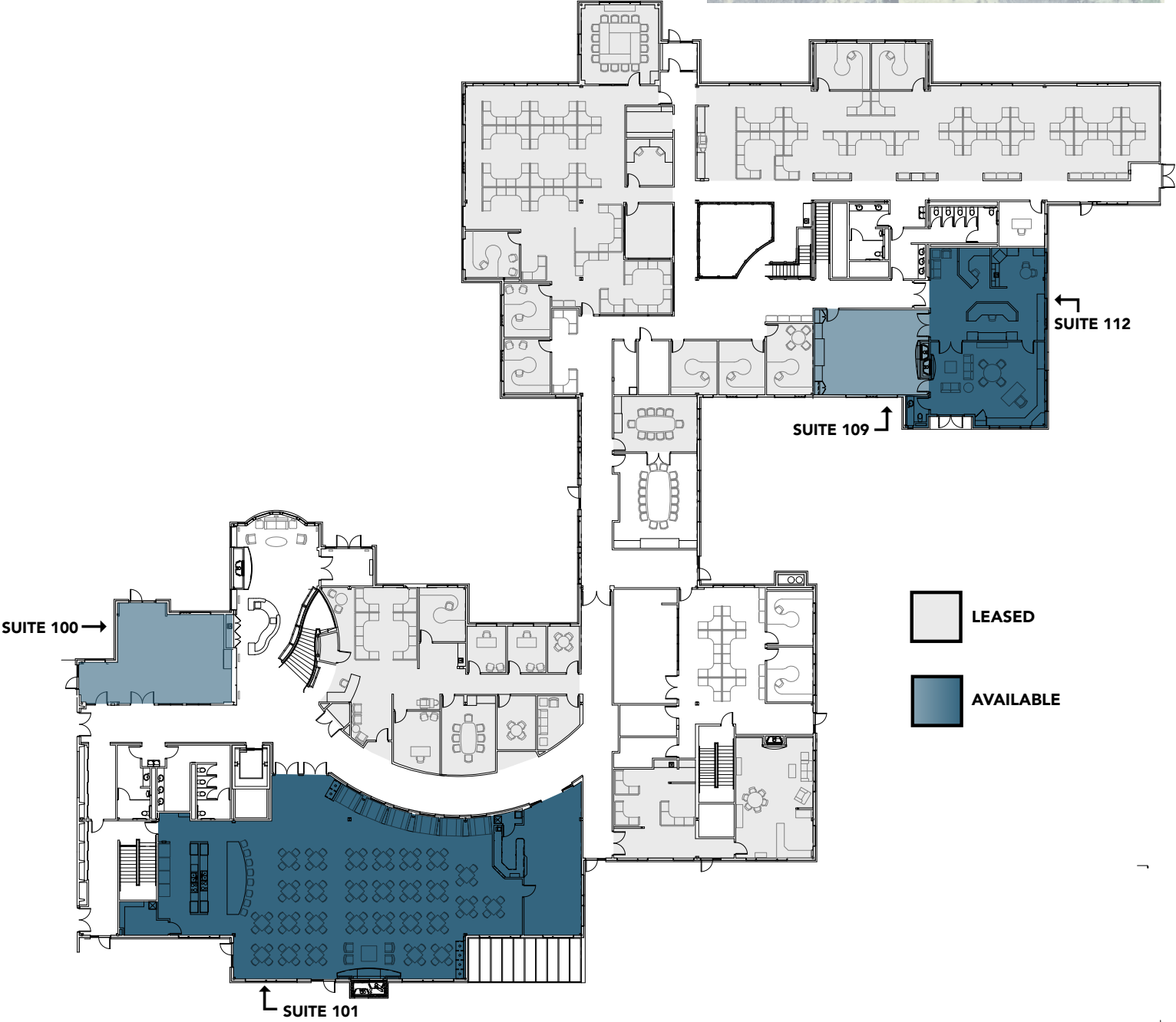
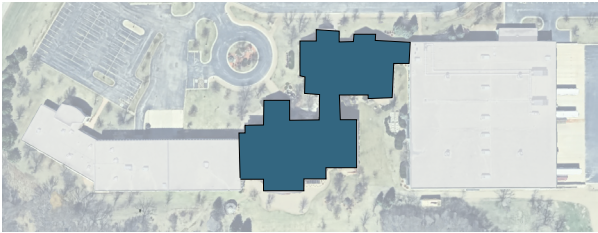
CONDITIONAL USES

Custom or Limited Manufacturing, Compounding Assembly or Treatment of Articles or Merchandise; Motels, Motor Hotels & Hotels Containing Housekeeping Units, Etc.

*See city [zoning code](#) for complete list



Main Building - First Floor



SUITE 100
1,510 SF | \$3,200/Month Gross

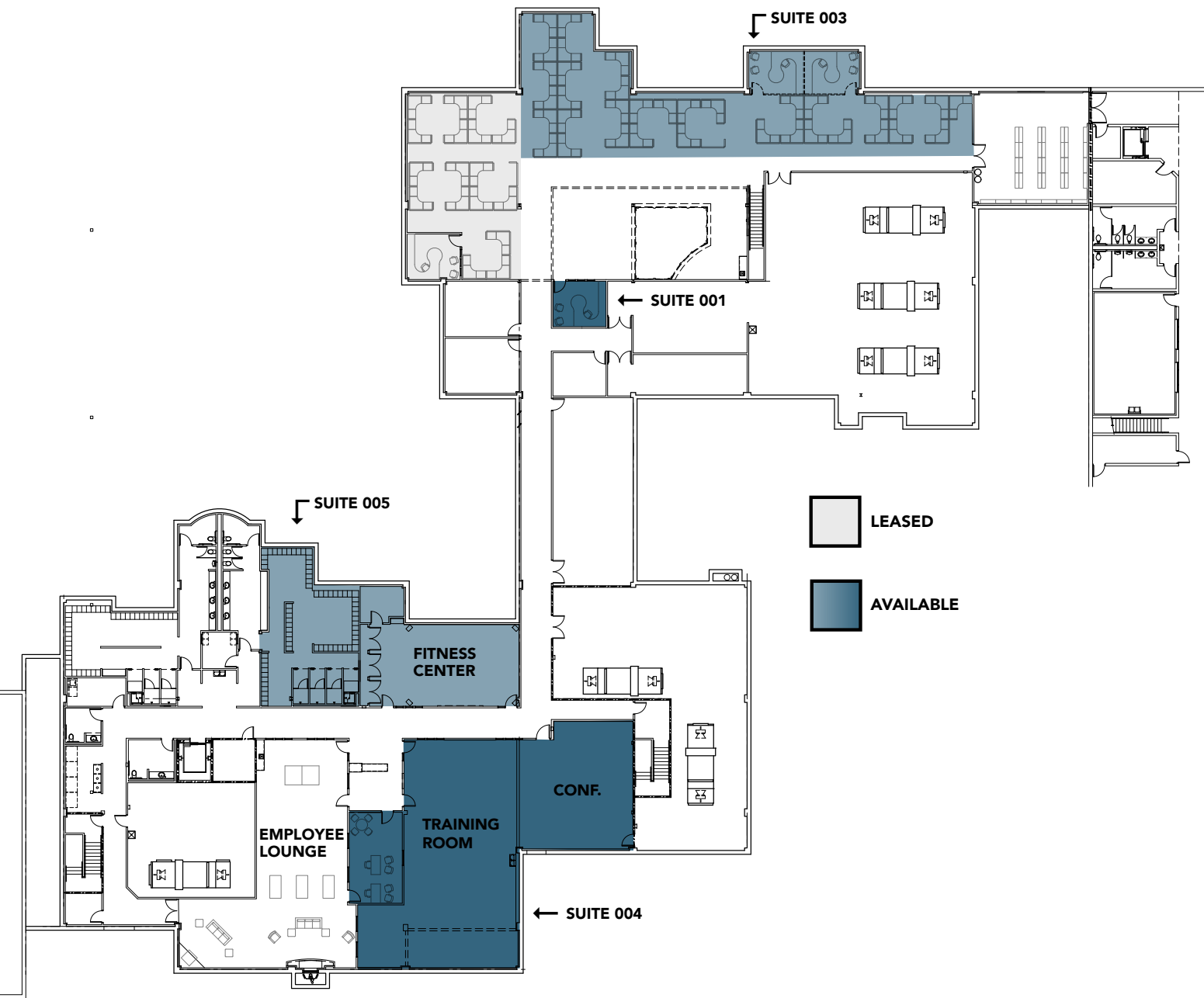
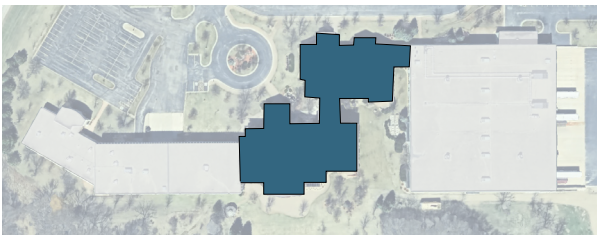
SUITE 101
4,500 SF | \$9,400/Month Gross

SUITE 109
650 SF | \$1,400/Month Gross

SUITE 112
1,400 SF | \$3,000/Month Gross

*Suites are divisible

Main Building - Lower Floor



SUITE 001
168 SF | \$250/Month Gross

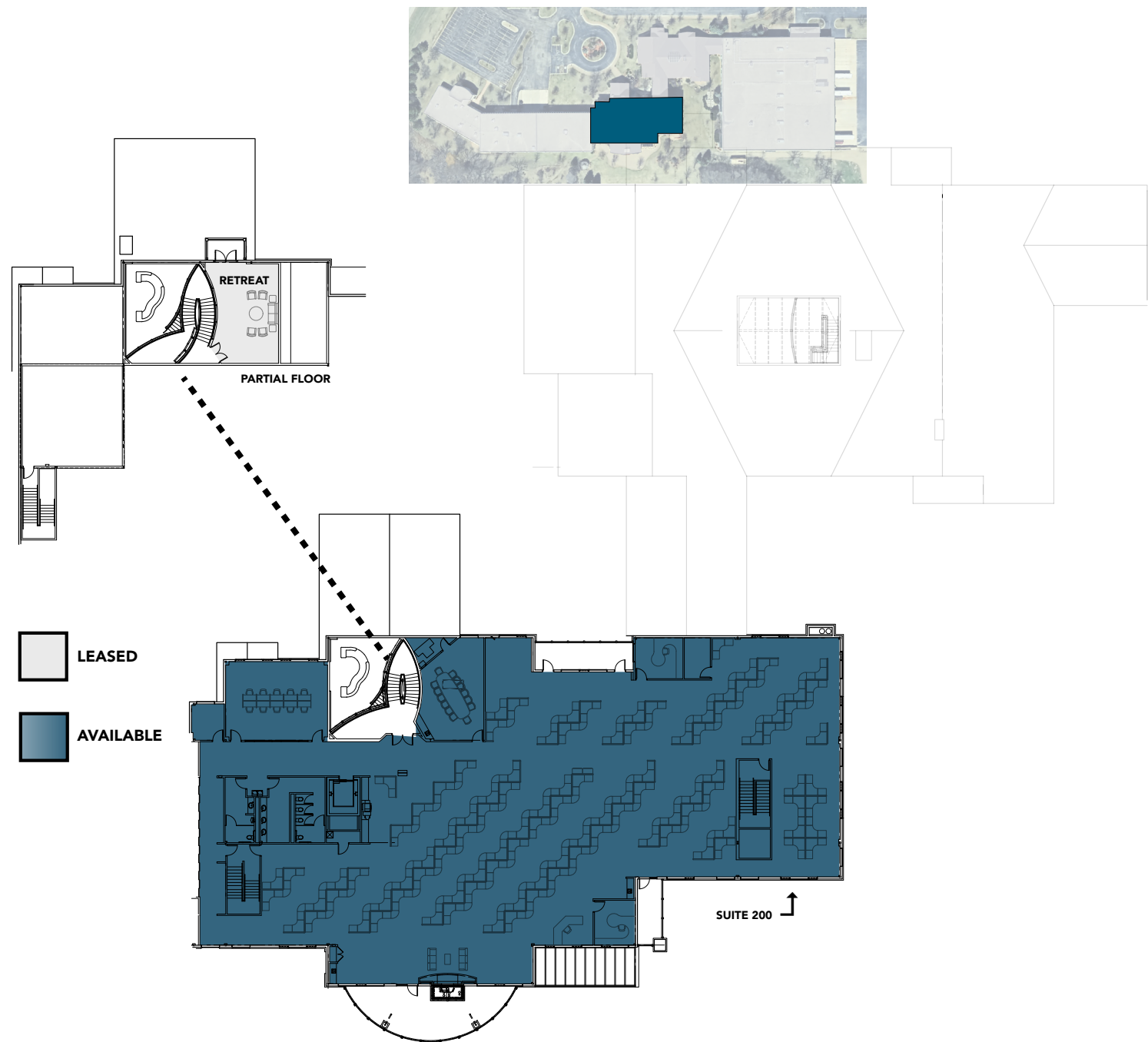
SUITE 003
2,991 SF | \$3,800/Month Gross

SUITE 004
2,975 SF | \$3,750/Month Gross

SUITE 005
1,040 SF | \$1,300/Month Gross

*Suites are divisible

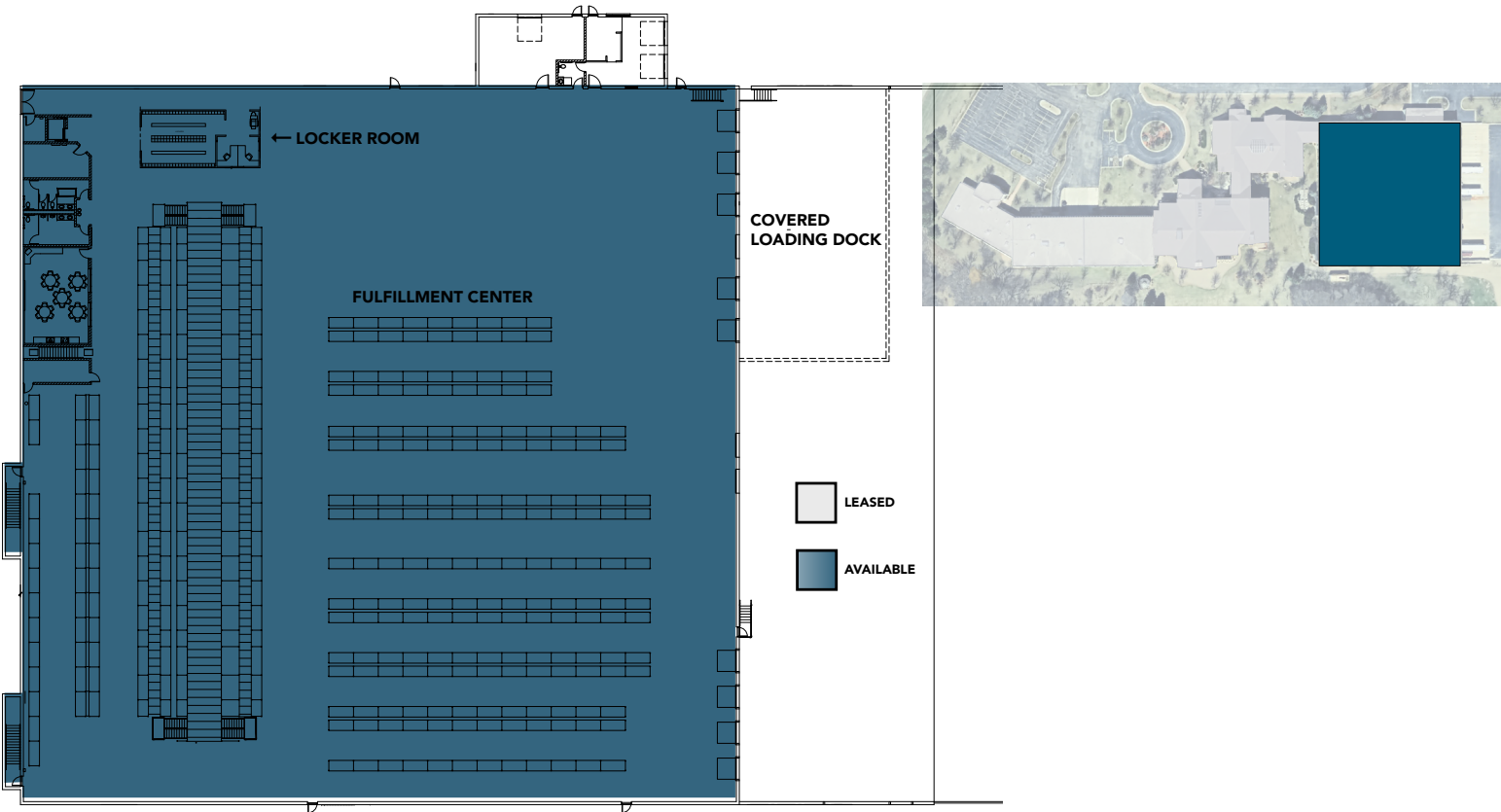
Main Building - Upper Floor



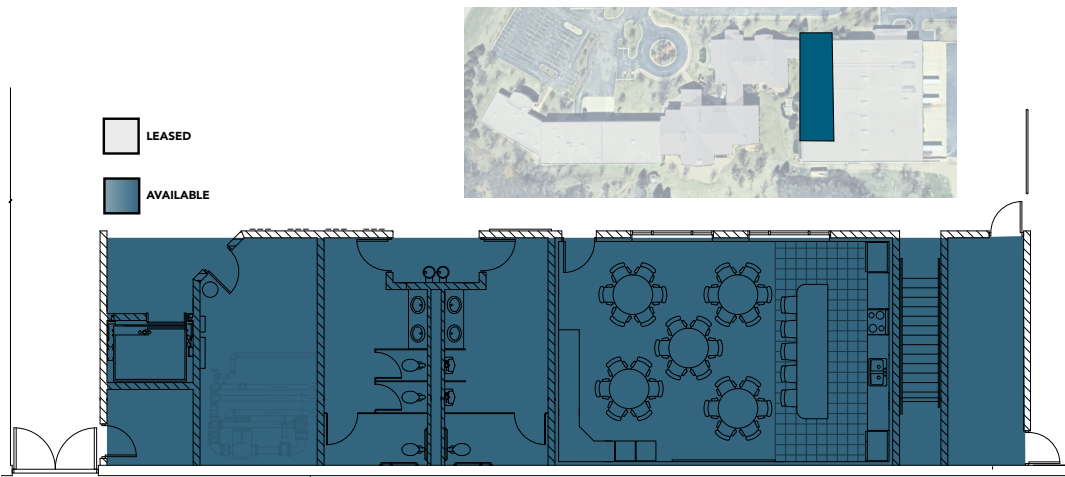
SUITE 200
18,948 SF | \$25/PSF Gross

*Suites are divisible

East Warehouse - First Floor



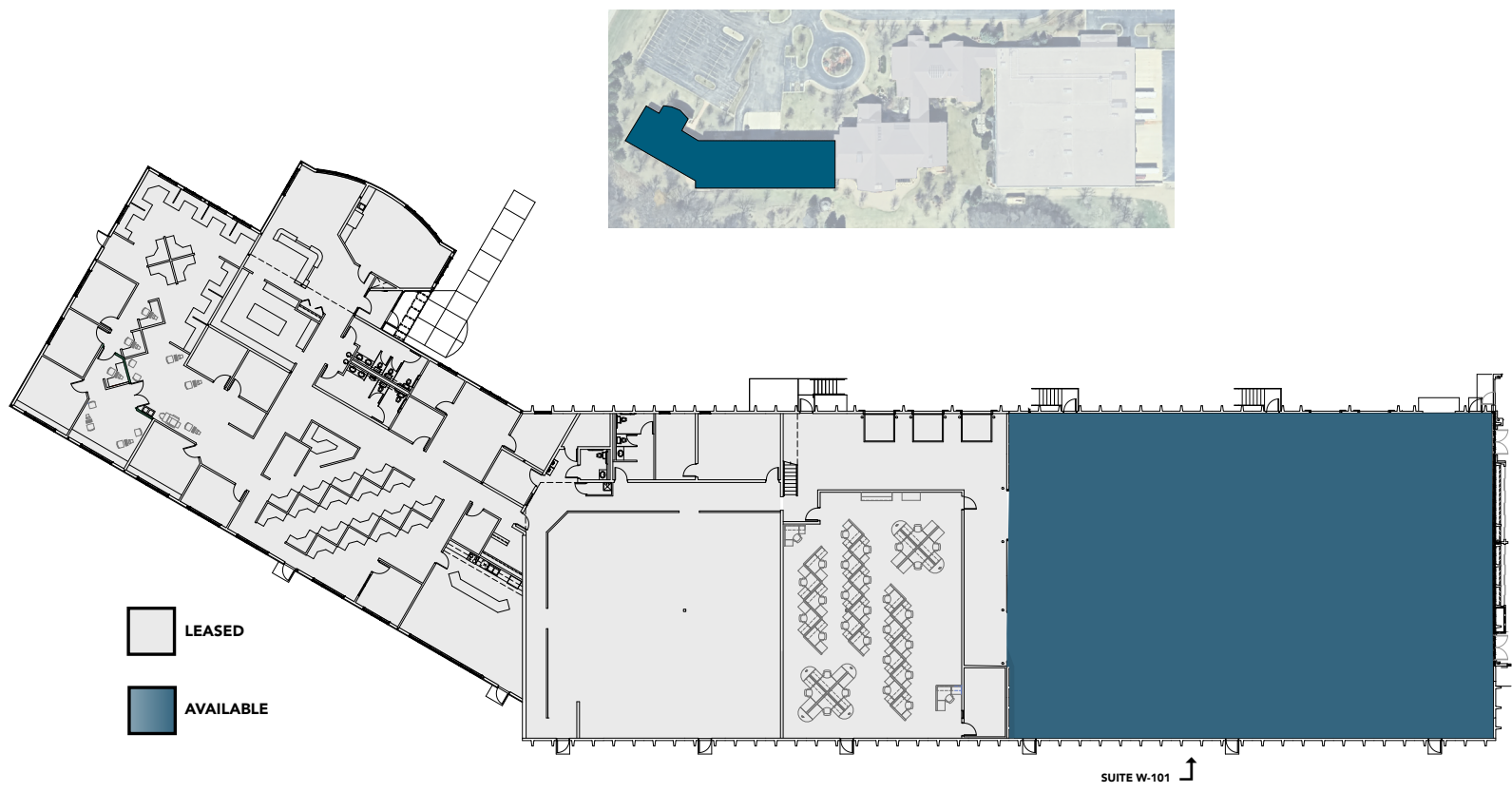
East Warehouse - Lower Floor



EAST WAREHOUSE
61,713 SF

\$8/PSF - Modified Gross

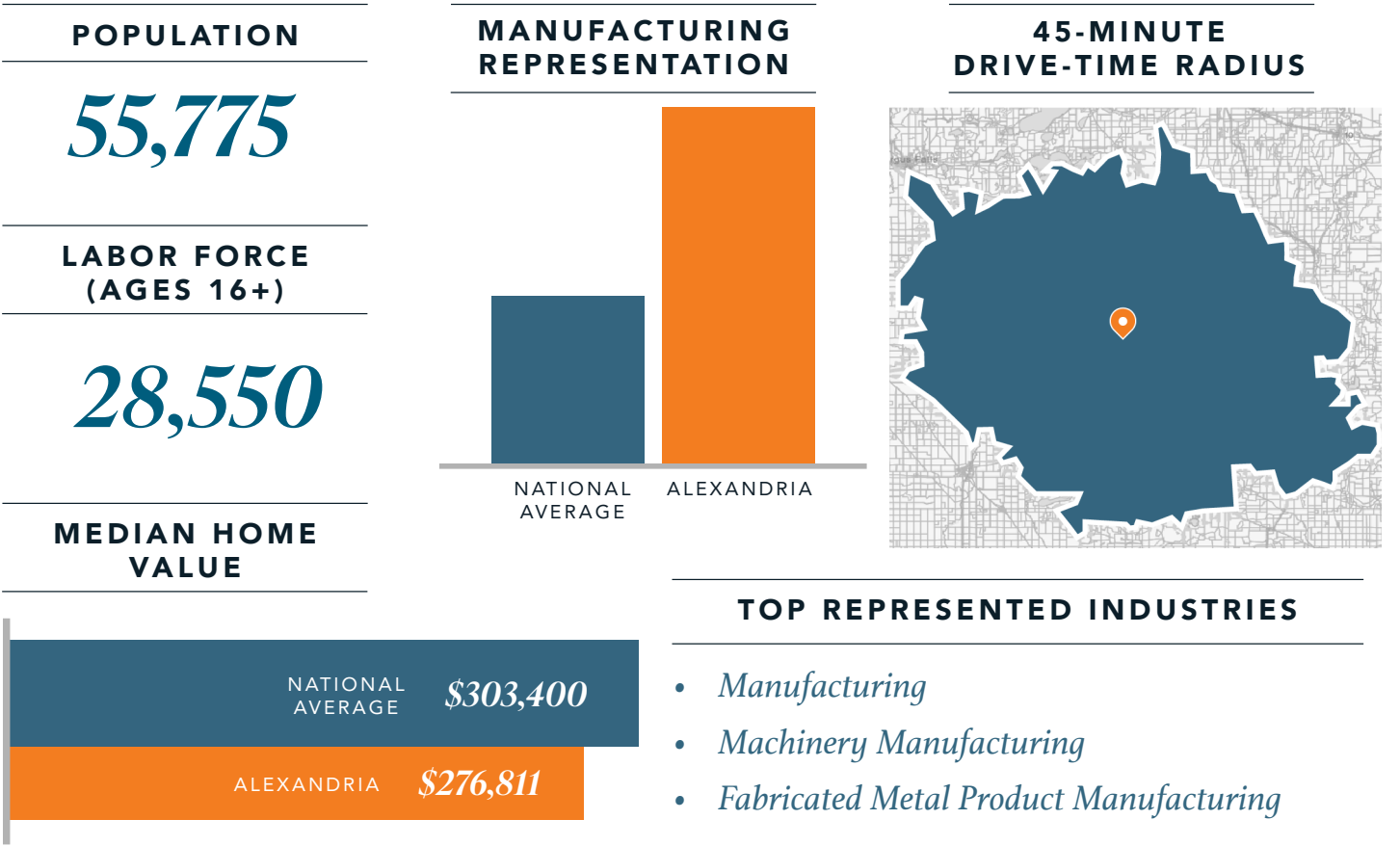
West Warehouse - First Floor



WEST WAREHOUSE
SUITE W-101 10,036 SF | \$6,700/Month Modified Gross

LABOR SNAPSHOT ALEXANDRIA

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



MACHINERY MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	294	\$21.78/hour
Welders, Cutters, Solderers, & Brazers	168	\$26.25/hour
Industrial Engineers	122	\$45.82/hour

FABRICATED METAL PRODUCT MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Machinists	116	\$26.63/hour
Computer Numerically Controlled Tool Operators	49	\$23.22/hour
Welders, Cutters, Solderers, & Brazers	374	\$29.87/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.



