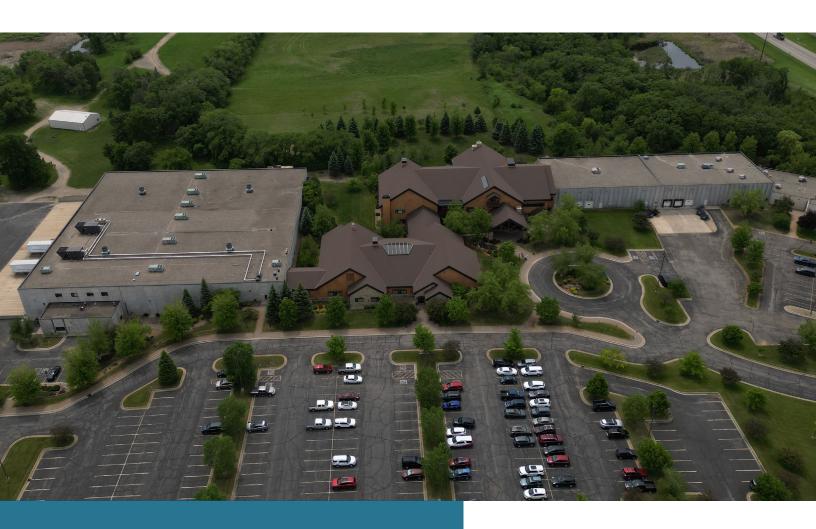


## **Turning Leaf Business Center**

1920 Turning Leaf Lane SW, Alexandria, MN

I77,029 SF For Sale/Lease



### Contact

ROYCE PAVELKA
(952) 960-4744 | ROYCE@BROOKSHIRECO.COM

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TATE NELSON (952) 213-5025 | TATE@BROOKSHIRECO.COM

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

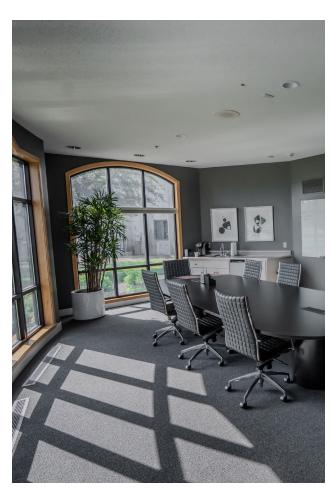
- Multiple warehouse and Production spaces
- Multi-level office, with many private and executive offices throughout
- Amenities such as coffee bars, cafeteria, lounge areas, etc.

### **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 visability
- Beautiful landscape and Architecture







YEAR BUILT  West Warehouse built in 2000 East Warehouse & Office built in 2002/2003  FLOORS  Multi-story *See Plans  PROPERTY ACCESS  Nearby HWY  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  Office  Stone and wood architecture  Roof  Industrial roof is rubber/Poly; Main office is shingled (2 years)  Water  Water  Supplied by ALP Utilities, all buildings seperately metered  East Warehouse  East Warehouse Amain Office  West Warehouse Amain Office  West Warehouse Amain Office  West Warehouse  Supplied by Alexandria Lake Area Sanitary District  GAS  Supplied by CenterPoint Energy  East Warehouse  2" Line  West  Office  Stone Plans  FLOOR T  Deffice  FLOOR T  HEAT  FLOOR T  FLO	Varehous Waehous HICKNES Varehous Warehou
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 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  Office  West BUILDLING 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 & 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 2" Line  Office  Office Offi	Waehous HICKNES Varehous Warehous DITIONIN Varehous
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Meter	
POWER Supplied by ALP Utilities sells	<b>EQUIPMI</b> d when bo
East Warehouse & 277/480V; 2500A; 3-phase LIGHTING	-
West Warehouse 208/120V; 600A; 3-phase	d when b
GENERATORS  Yes - East Warehouse & Main  Office have backup	d when b

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' × 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 *Removed when building sells	<ul><li>Existing conveyor system in East Warehouse</li><li>Pallet Racking</li></ul>
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.

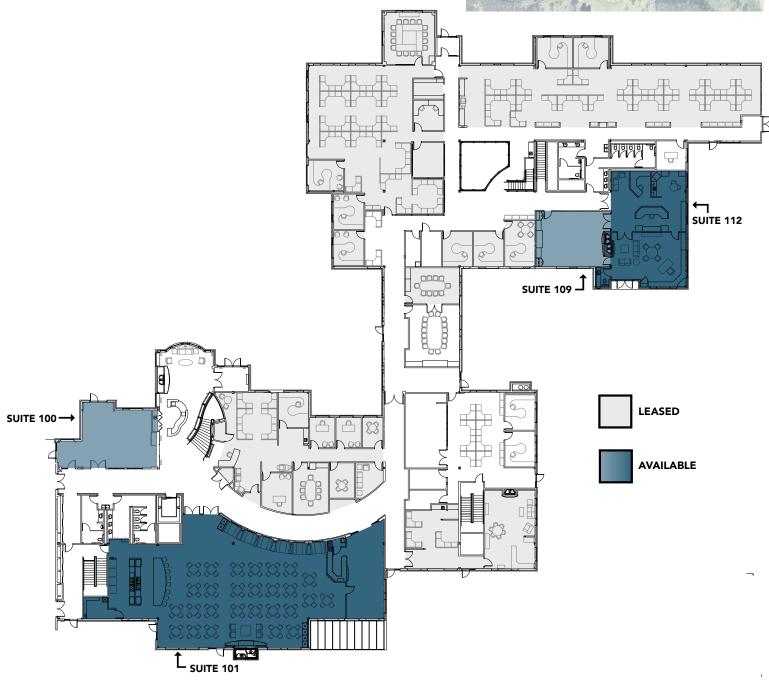
PERMITTED USES	Art & School Supplies; Auto-Related Retail & Service Uses located inside a building; Bakery goods & Baking of Goods for retail sales on the premises; Bank, Savings & Loan, Savings Credeit Unions & other Financial Institutions; Barber Shops; Beauty Parlors; Bicycle Sales & Repair; Candy,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

<sup>\*</sup>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

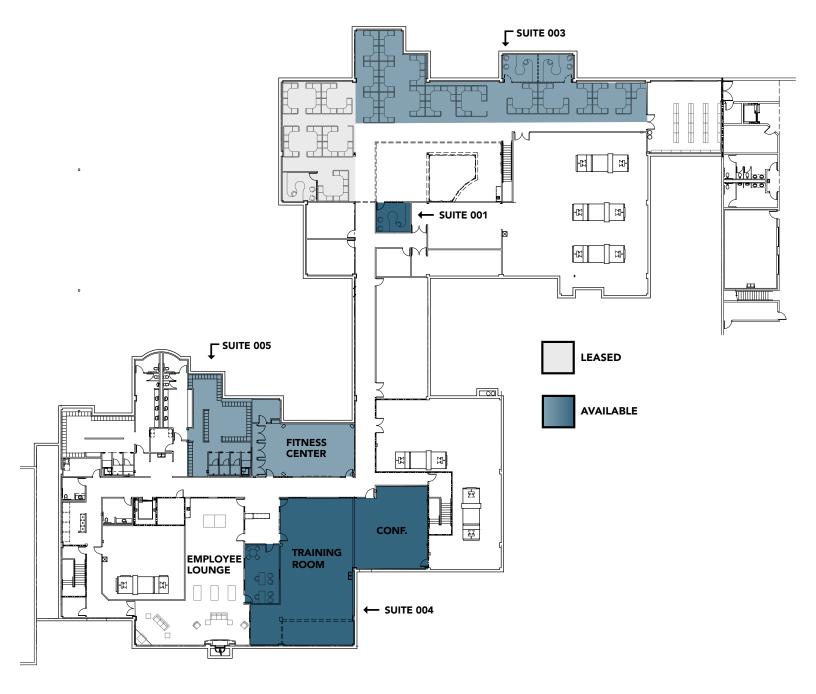
SUITE 112 1,400 SF

\$3,000/Month Gross

<sup>\*</sup>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

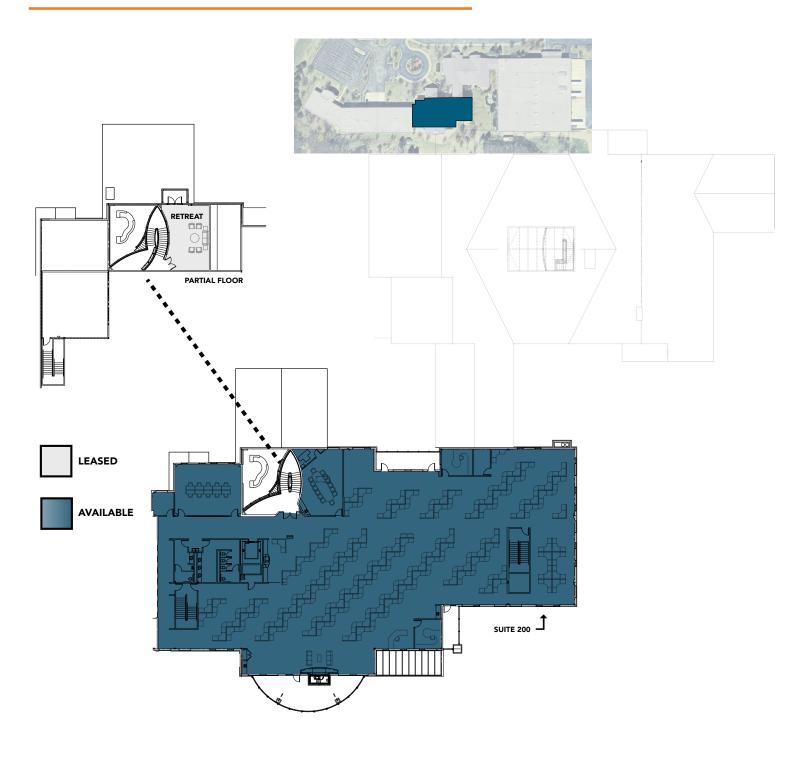
\$3,750/Month Gross

SUITE 005 1,040 SF

\$1,300/Month Gross

<sup>\*</sup>Suites are divisible

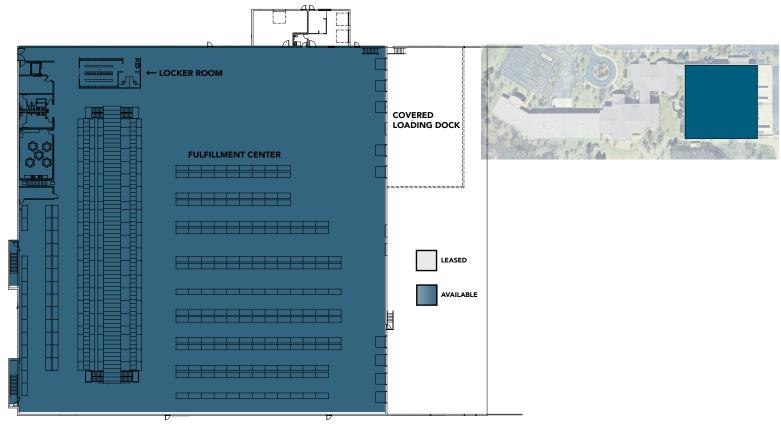
# Main Building - Upper Floor



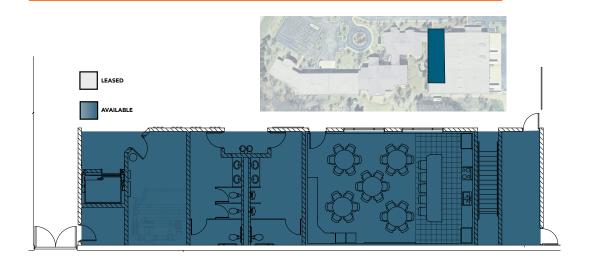


\*Suites are divisible

### East Warehouse - First Floor



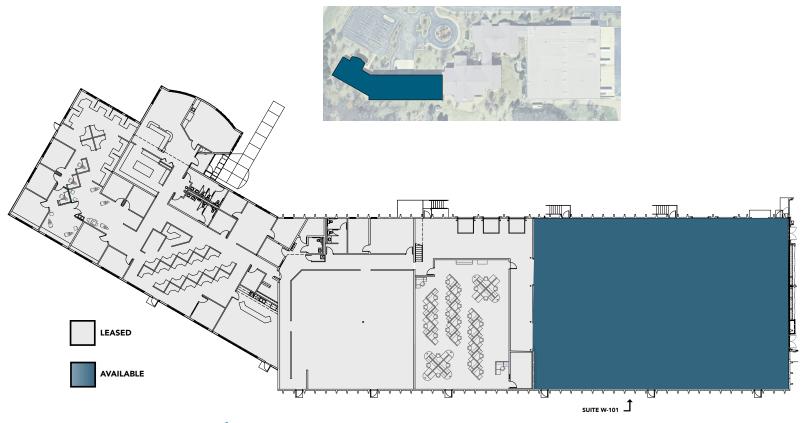
## East Warehouse - Lower Floor



EAST WAREHOUSE 61,713 SF

\$8/PSF - Modified Gross

## West Warehouse - First Floor

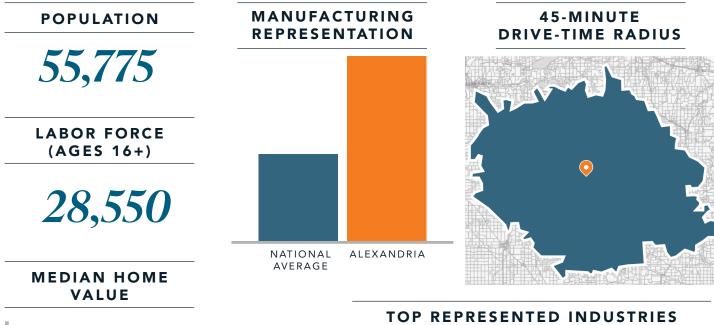


WEST WAREHOUSE SUITE W-101 IO,036 SF

\$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.



NATIONAL \$303,400

ALEXANDRIA \$276,811

- Manufacturing
- Machinery Manufacturing
- Fabricated Metal Product Manufacturing

#### **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

