

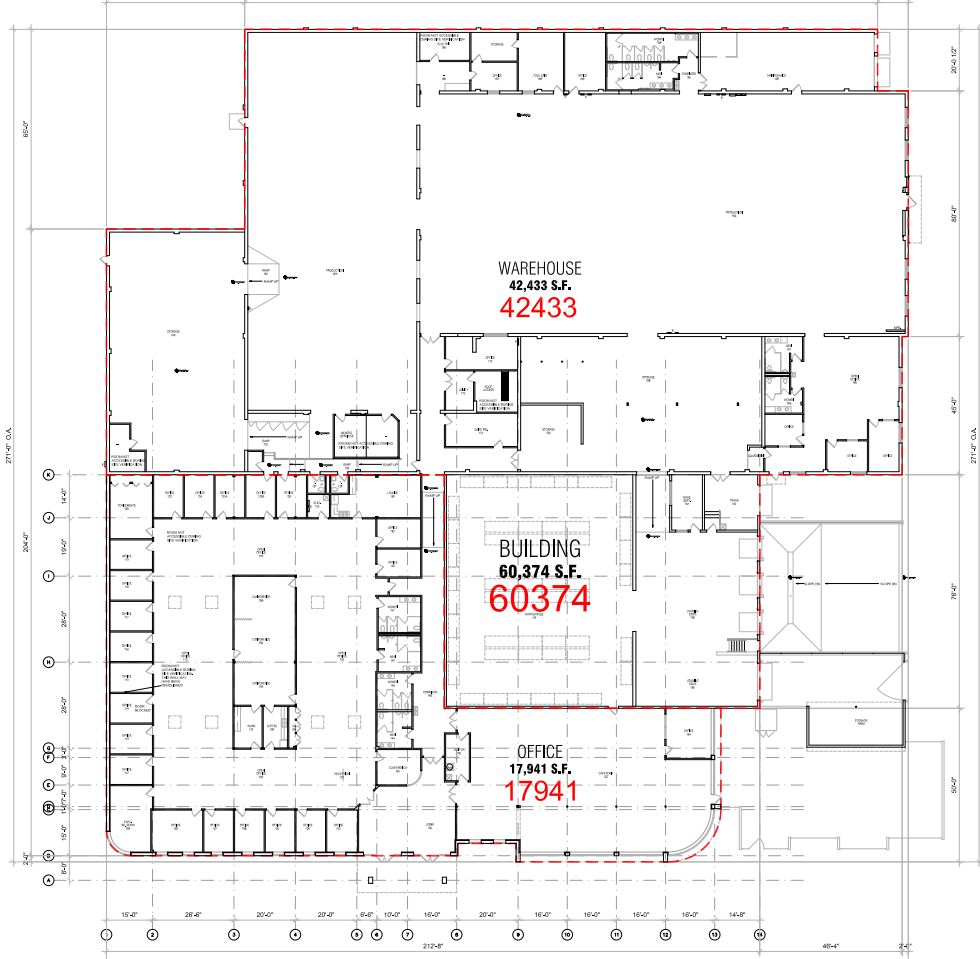
# 8406 Sunset Road NE

Spring Lake Park, MN 55432





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## Property Highlights

- + Price: \$4,226,180 (\$70.00 PSF)
- + Size: 60,374 SF Total (17,941 SF Office)
- + Year Built: 1972-1988
- + Land Area: 2.72 Acres (4 parcels)

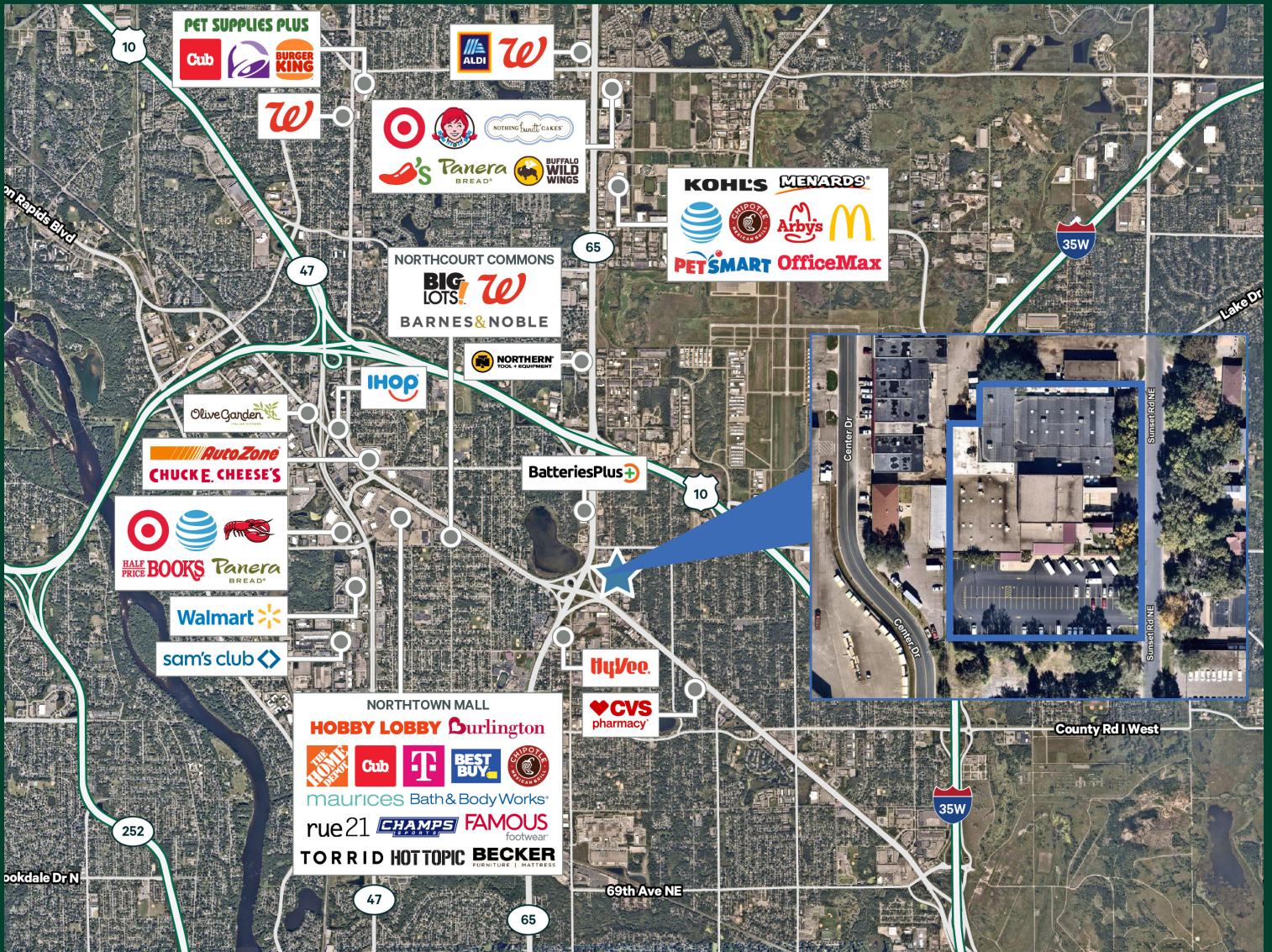
## Other Features

- + Parking lot redone in 2020
- + Restrooms remodeled 2016-2017 (ADA)
- + Skylights in production area
- + 60' concrete apron recently redone

CLEAR HEIGHT	11' - 28'
ELECTRICAL	1600A, 120/208V, 3PH
LOADING	3 Docks (8' x 10' with levelers/seals) 4 Drive-in doors (varying sizes)
PARKING	97 parking stalls
SPRINKLER	Fully sprinkled
HEATING/AC	100% HVAC (with the exception of high-bay warehouse)
LIGHTING	T8 & LED
ROOF	North Portion: 2016 South Portion: 1998 Seam/Tin: 2019
FORKLIFT CHARGING	Two charging stations
ZONING	I-1 Light Industrial







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