

5370 Highway 12

Maple Plain, MN

Recently Improved Warehouse For Sale or Lease



Property Description:

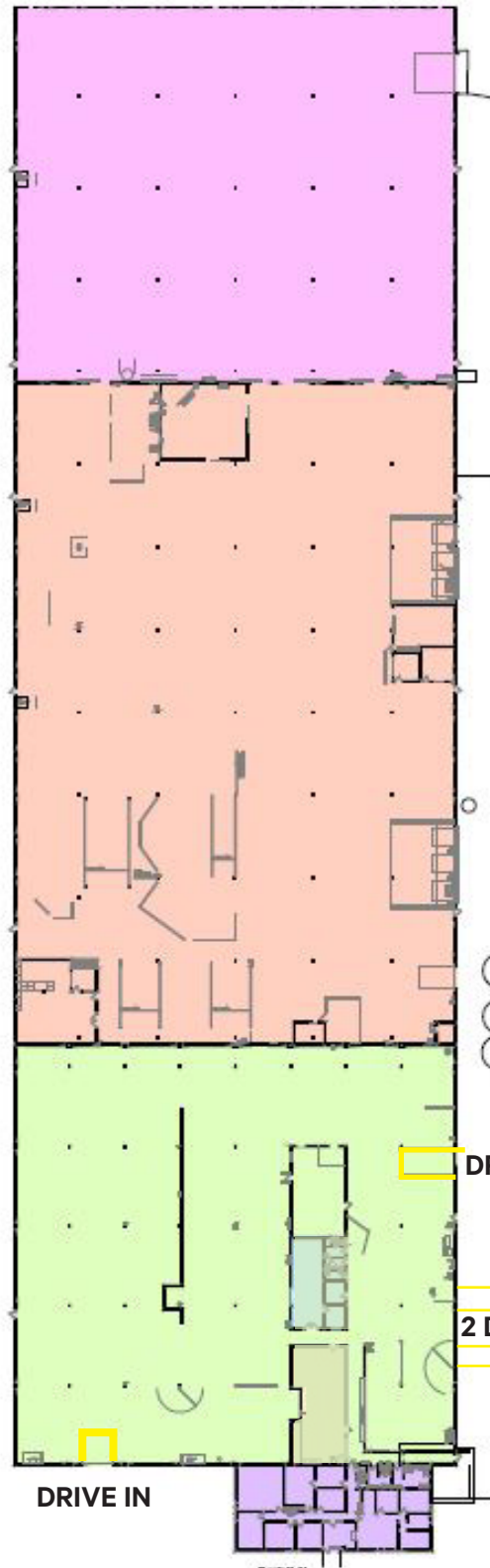
5370 Highway 12 offers to market a unique warehouse/land purchase or lease opportunity in the heart of the north central metro. Ideal for a multitude of prospective users, the building lends itself particularly well to light manufacturers seeking heavy electrical capacity. Desirable attributes include 16-24' clear height and an unbeatable location.

Property Highlights:

- Square Footage:
 - + 136,000 Total SF
 - + 43,000 SF Available
 - + (5,000 SF Office)
- Features:
 - + New Roof
 - + New Lighting
 - + New Loading
- Land Area: 13.05 Acres (ability to divide in half)
- Loading: +8 Dock Doors, 3 Drive-Ins
- Sale Price: \$8,500,000
 - + \$7,000,000 / Building
 - + \$1,500,000 / Land

Vacancy Highlights:

- Clear Height: 16'
- Loading:
 - + 2 Dock Doors
 - + 2 Drive-ins
- Updated office space & bathrooms
- Lease Rates:
 - + \$5.50 PSF / Warehouse
 - + \$9.00 PSF / Office
- RE Tax & CAM \$1.31 PSF

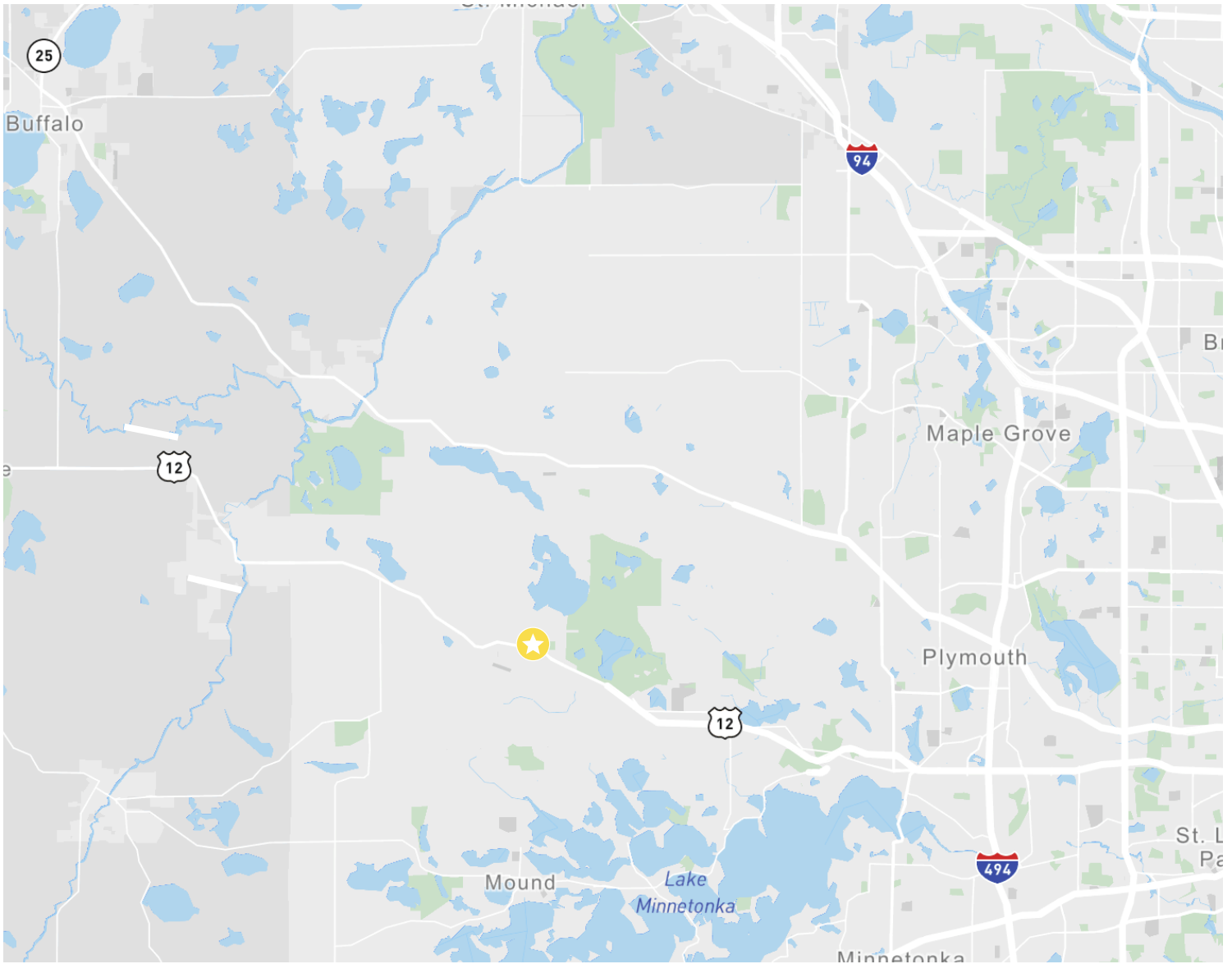


SUITE A
(36,000 SF LEASED)

SUITE B
(57,000 SF LEASED)

SUITE C
43,000 SF (5,000 SF OFFICE)
AVAILABLE

Area Map



Contact Us

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