

Industrial | For Sale

**CBRE**

# 10511 Hanson Blvd NW

Coon Rapids, MN 55433



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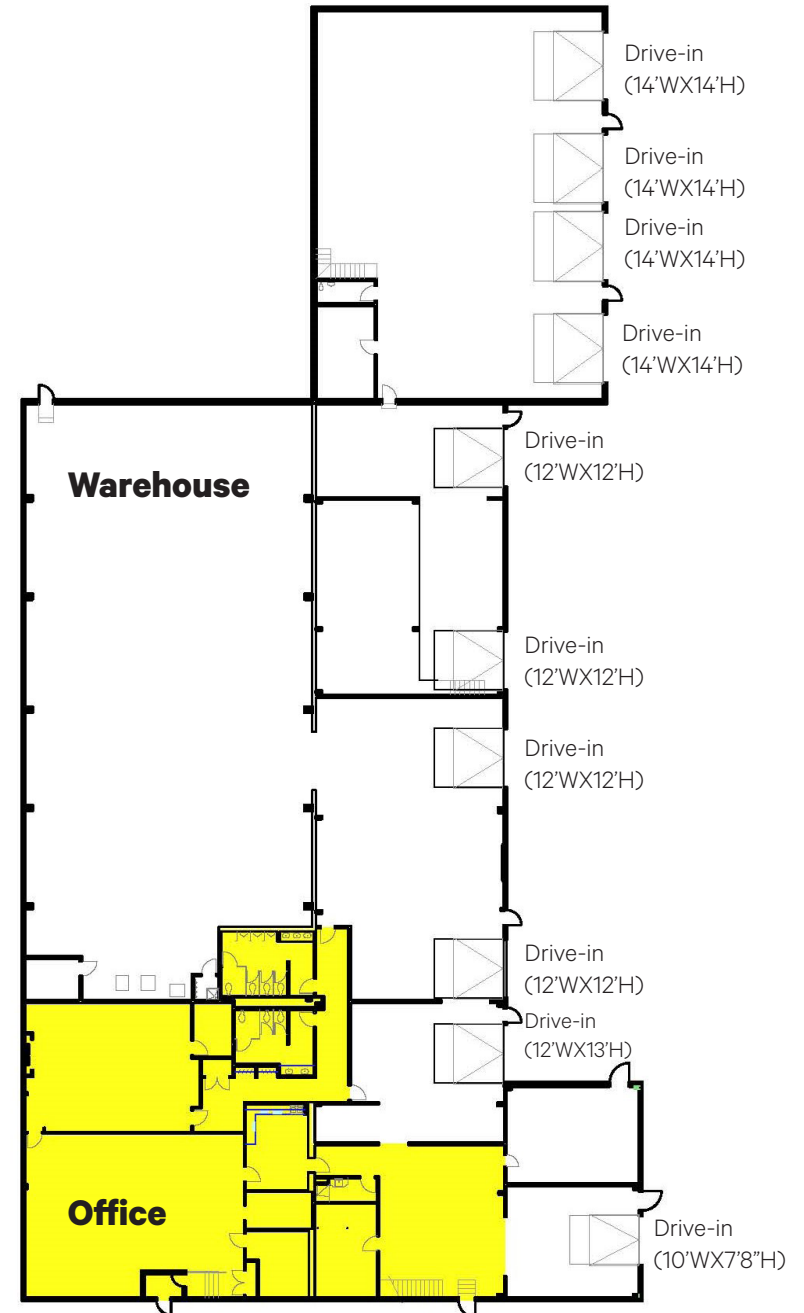
[sam.manke@cbre.com](mailto:sam.manke@cbre.com)

# Property Highlights

- + 1.50 acres of fenced and paved outdoor storage
- + Two entrances with automated gate at yard entrance
- + Current fleet maintenance facility

## Specifications

<b>LOCATION</b>	10511 Hanson Blvd NW Coon Rapids, MN 55344
<b>BUILDING SF</b>	<b>Total SF: 24,218</b> Warehouse SF: 18,806 Office SF: 5,412
<b>LOADING</b>	10 Drive-in Doors
<b>CLEAR HEIGHT</b>	12' - 16.5'
<b>OUTDOOR STORAGE</b>	~1.50 AC *subject to city approval
<b>YEAR BUILT</b>	1975
<b>ZONING</b>	General Commercial w/ River Rapid Overlay District
<b>PARKING</b>	~61 Auto Stalls
<b>SPRINKLER</b>	Yes
<b>PARCEL SIZE</b>	3.64 AC
<b>SALE PRICE</b>	Negotiable
<b>EST. 2026 TAX</b>	\$1.86 PSF





## Features

- + Linear floor drains with flammable waste trap in shop area
- + Hot water pressure washer
- + (2) Two post overhead vehicle lifts
- + (1) In-ground telescopic piston lift
- + Exhaust fans
- + 3-ton jib crane
- + Compressed air lines throughout shop w/ Ingersoll Rand Compressor
- + Oil dispensing reels in shop
- + Exterior receptacles in half of yard for block heaters



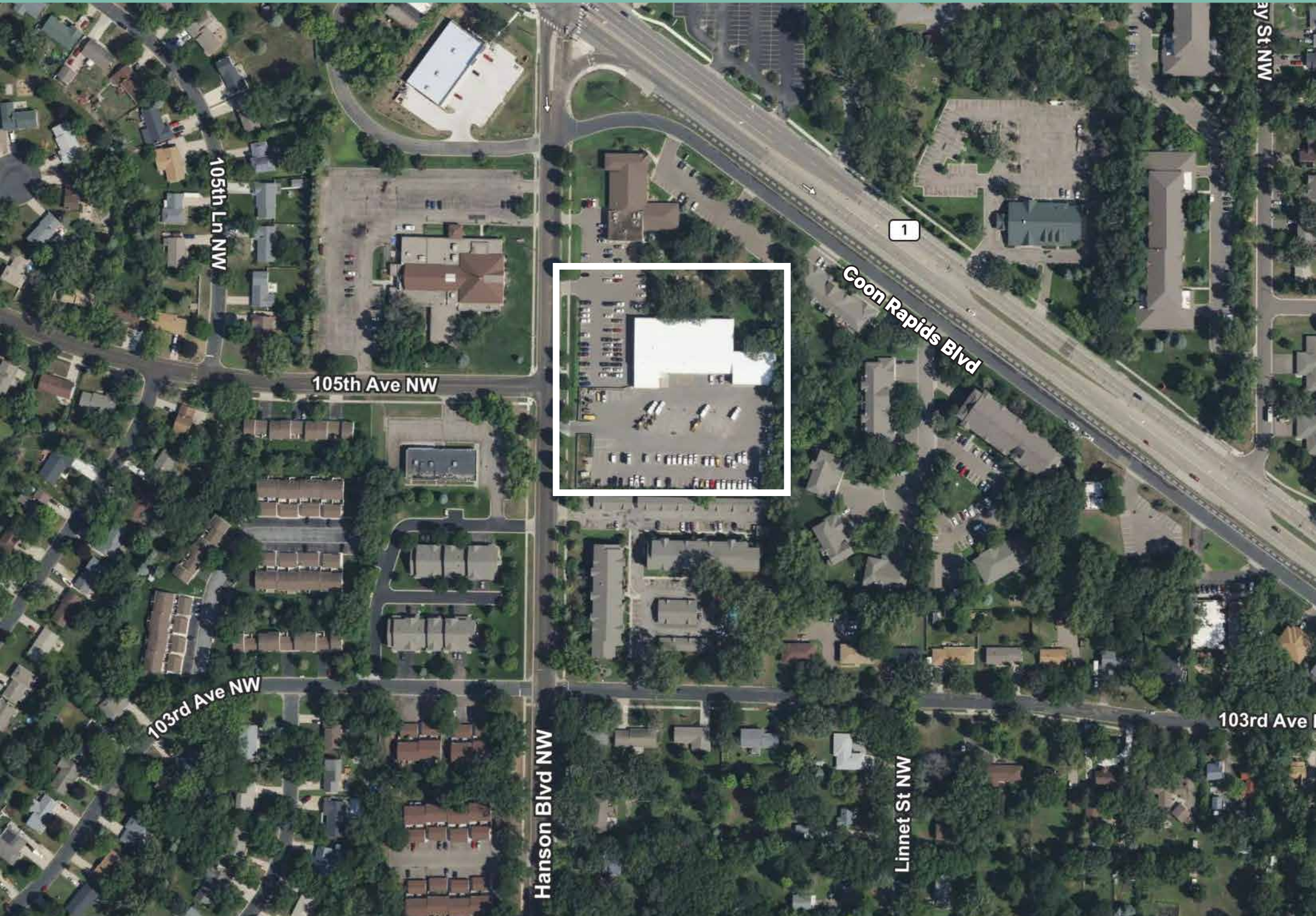
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105th Ln NW

105th Ave NW

103rd Ave NW

Hanson Blvd NW

Linnet St NW

Coon Rapids Blvd

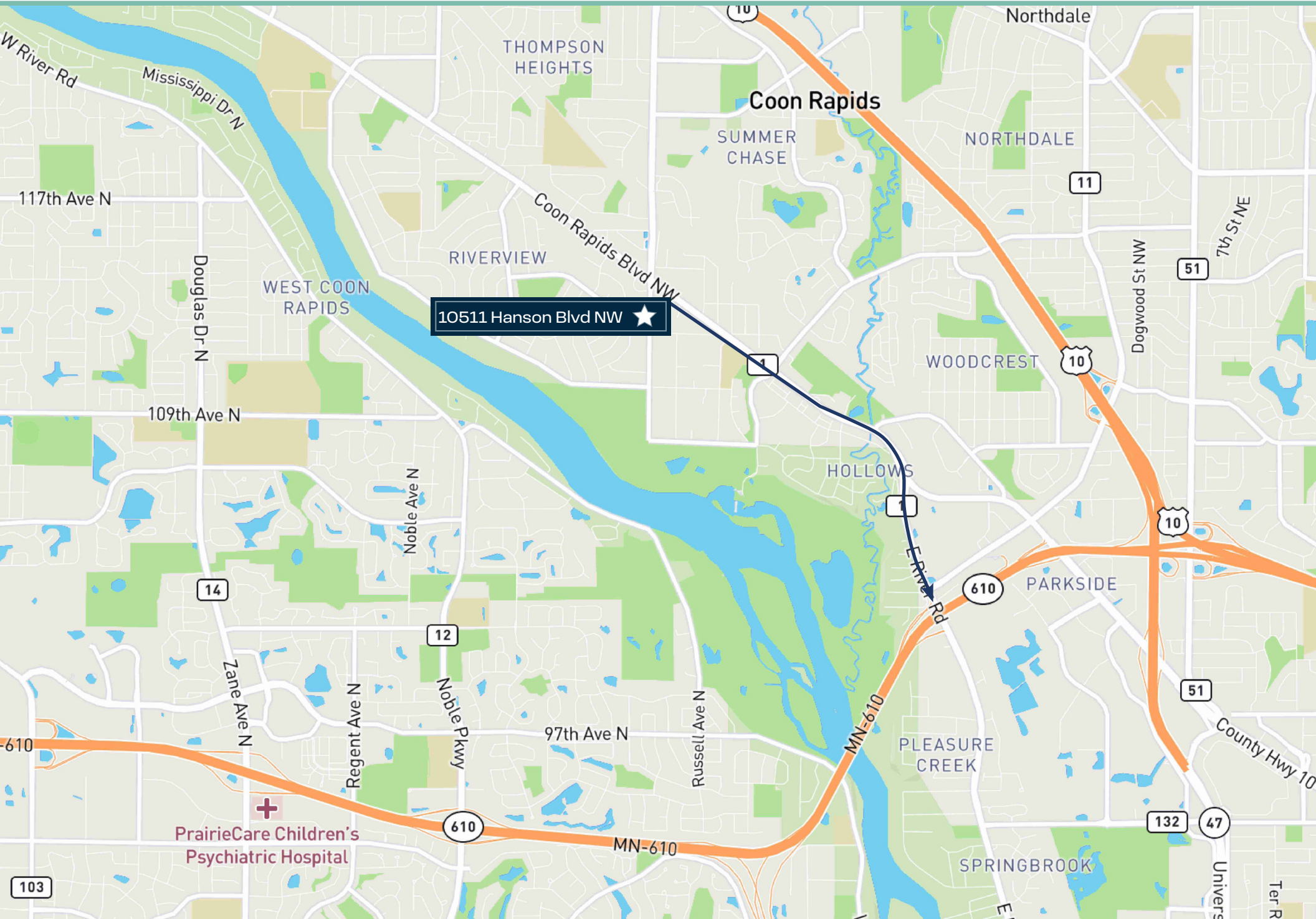
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103rd Ave NW

MN St NW

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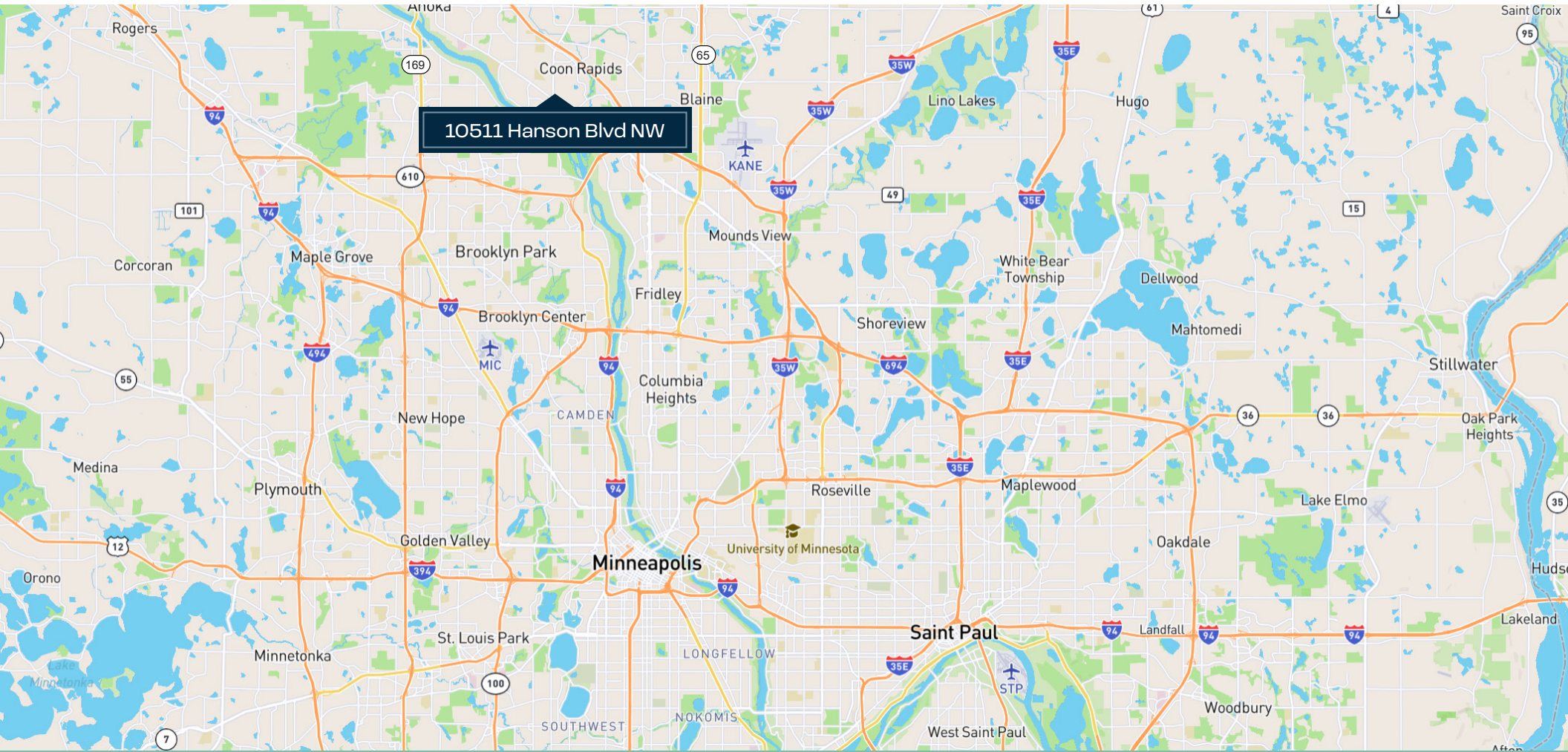


# Area Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Population - Current Year Estimate	9,177	86,781	227,888
2030 Population - Five Year Porjection	9,247	86,951	228,164
2025- 2030 Annual Pop. Growth Rate	0.15%	0.04%	0.02%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	3,633	32,650	85,037
2030 Households - Five Year Projection	3,710	33,065	86,002
2025 - 2030 Housholds Annual Growth Rate	0.42%	0.25%	0.23%
<b>HOUSEHOLDS INCOME</b>			
2025 Average Household Income	\$93,162	\$115,857	\$116,646
2030 Average Household Income	\$100,338	\$126,656	\$127,597
<b>HOUSING UNITS</b>			
2025 Housing Units	3,919	32,544	84,898
<b>EDUCATION</b>			
2025 Population 25 and Over	6,306	60,028	157,492
2025 Population 25+ > HS Diploma	5,831	56,909	149,034
<b>PLACE OF WORK</b>			
2025 Businesses	158	1,608	6,080
2025 Employees	1,680	26,287	89,094

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## Contact Us

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