

For Sale | Two Building Property w/ Outside Storage **CBRE**

# Big Lake Office / Warehouse Property

14813 162nd Ave SE Big Lake, MN 55309



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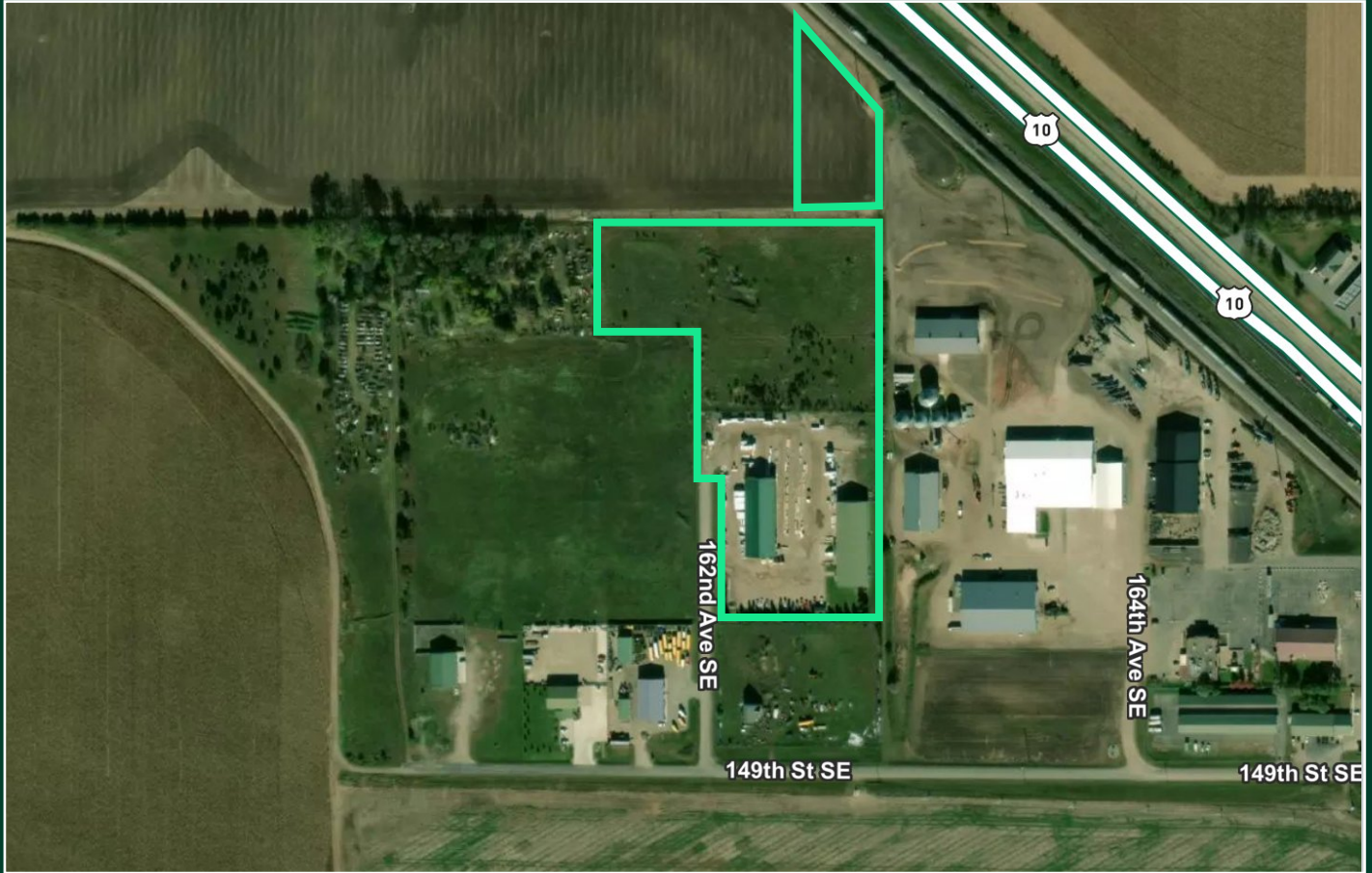
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# Aerial



## PROPERTY OVERVIEW

**LOCATION** 14813 162nd Ave SE  
Big Lake, MN 55309

**PID** 05-016-1205  
05-009-4309

**YEAR BUILT** 1999

**ACREAGE** 13.17 acres

**ZONING** Industrial

**ASKING PRICE** Negotiable

**2023 PROPERTY TAXES** \$27,994.00

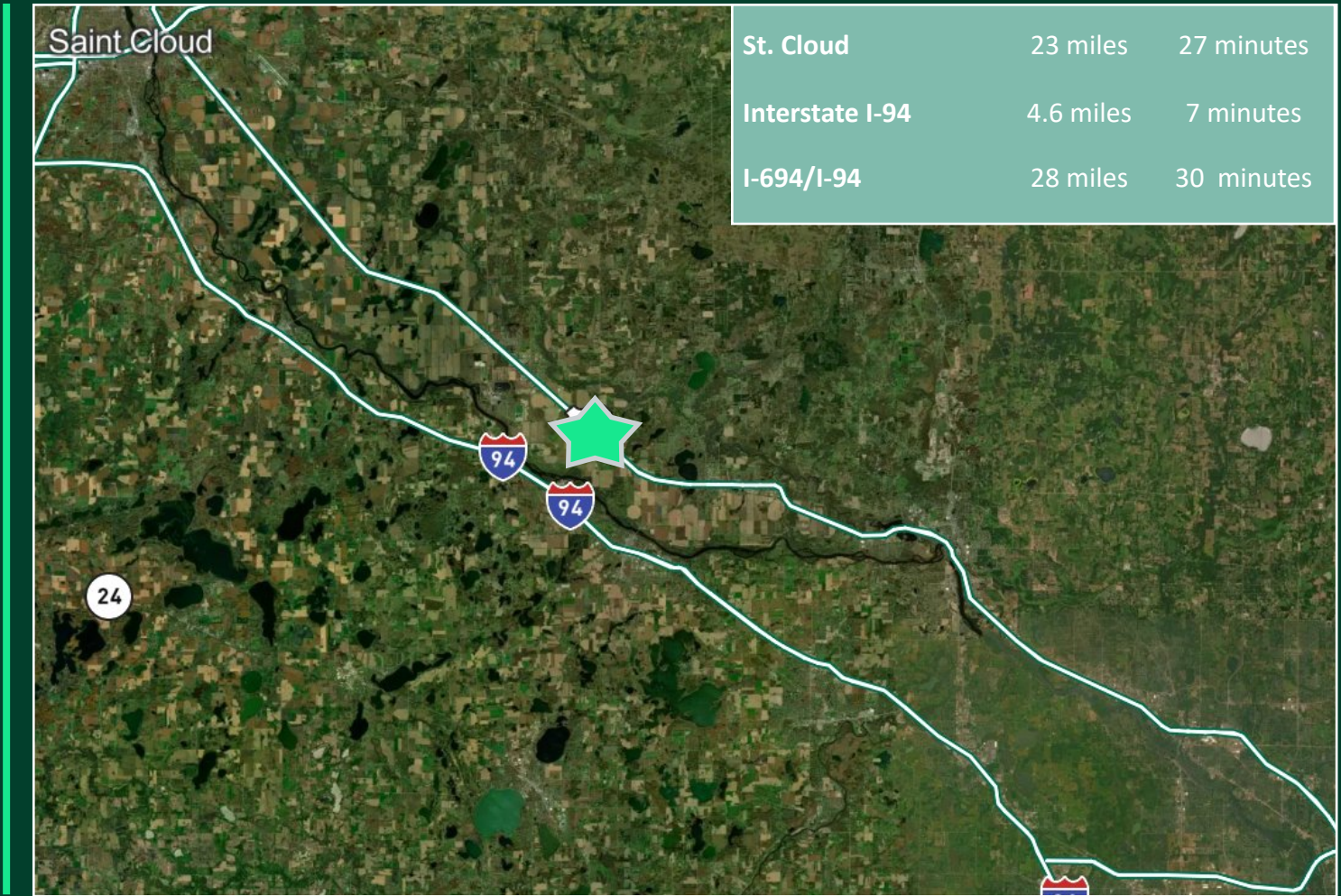
- Total SF: 28,488 SF
- Main Building: 16,584 SF\*
- Storage Building: 11,904 SF\*
- Fenced outside storage



\*\* SQ. Ft. Subject to verification



# Location



## BUILDING SPECS

**Total Building SF: 28,488 SF\***

### TOTAL SF

#### Main Building: 16,584 SF\*

#### Storage Building:\*

- Office/Showroom: 3,122 SF
- Mezz Office: 1,896 SF
- Warehouse: 11,566 SF

- Warehouse: 11,904 SF

### LOADING

3 Docks (with levelers), 1 Drive-in

2 drive-ins

### CLEAR HEIGHT

Office: 8'  
 Showroom: 10'  
 Warehouse: 18'

Warehouse: 18'

### SPRINKLER

None

None

### POWER

400 Amps 208Y/120V -3 Phase

Subpanel for lighting

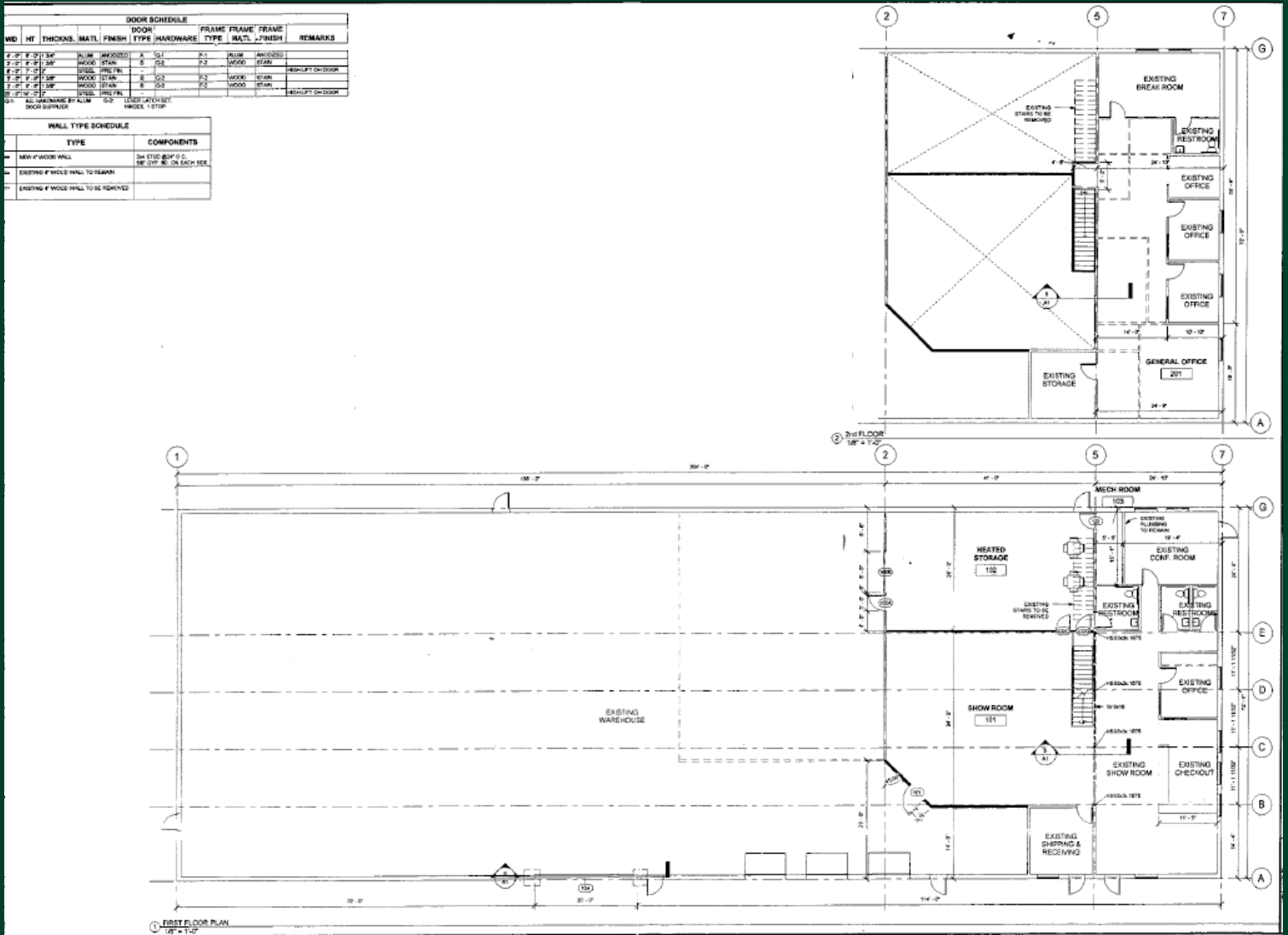
### HVAC

Office: Electrical A/C, Gas-fired furnace heat  
 Warehouse: None

None

\*\* SQ. Ft. Subject to verification

# Floor Plan



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