



LOCATION MATTERS
MANUFACTURING BUILDING
9781 86th Avenue N
Maple Grove, MN 55369
For Sale



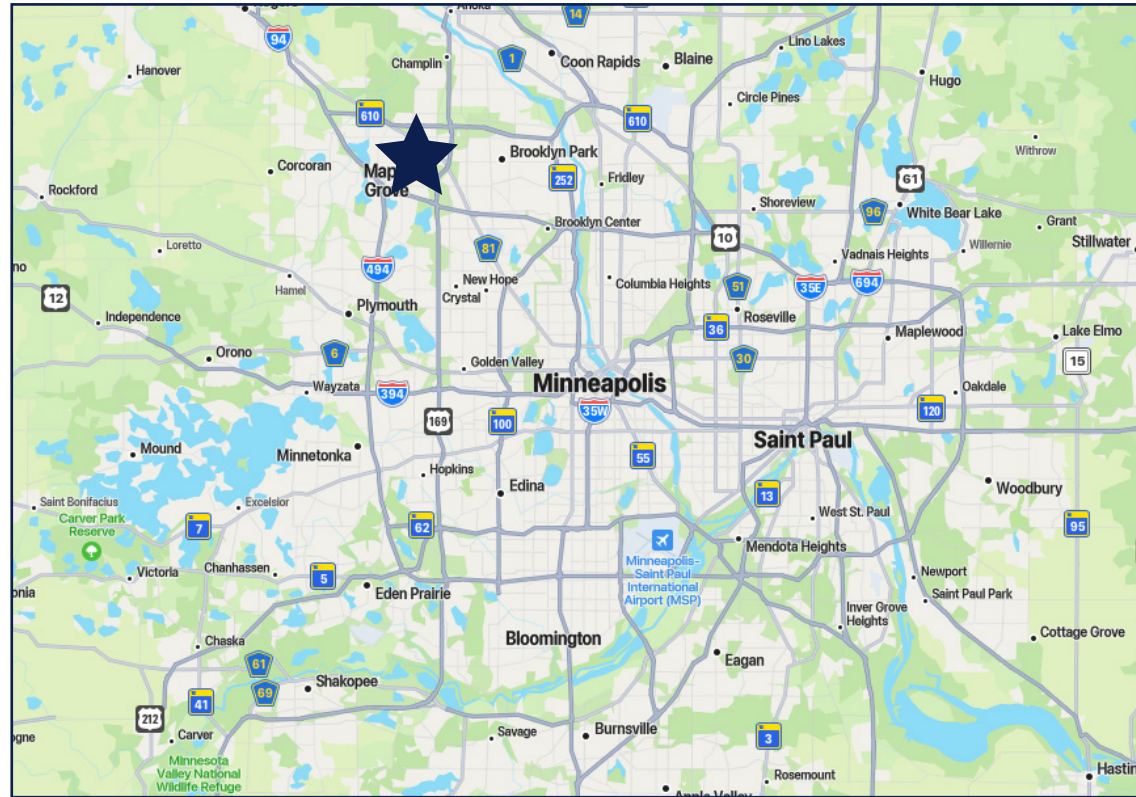
REDUCED SALE PRICE: \$1,400,000

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
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CHAD STURM
612.436.1122
CHAD@UPLAND.COM

ADDRESS	9781 86th Avenue North
CITY, STATE	Maple Grove, MN 55369
BUILDING SIZE	8,500 SF
LOT SIZE	0.60 Acres
SALE PRICE	\$1,400,000
ROOF AGE	2019 (6 Years Old)
YEAR BUILT	1986
COUNTY	Hennepin
CEILING HEIGHT	14 Feet
POWER	400-Amp 3-Phase; 100-Amp 120-SF (Bus Duct Power)
LOADING	1 Dock with Leveler (10'x10') & 2 Drive-Ins (10'x12')
SPRINKER	Not Sprinklered
ZONING	Industrial

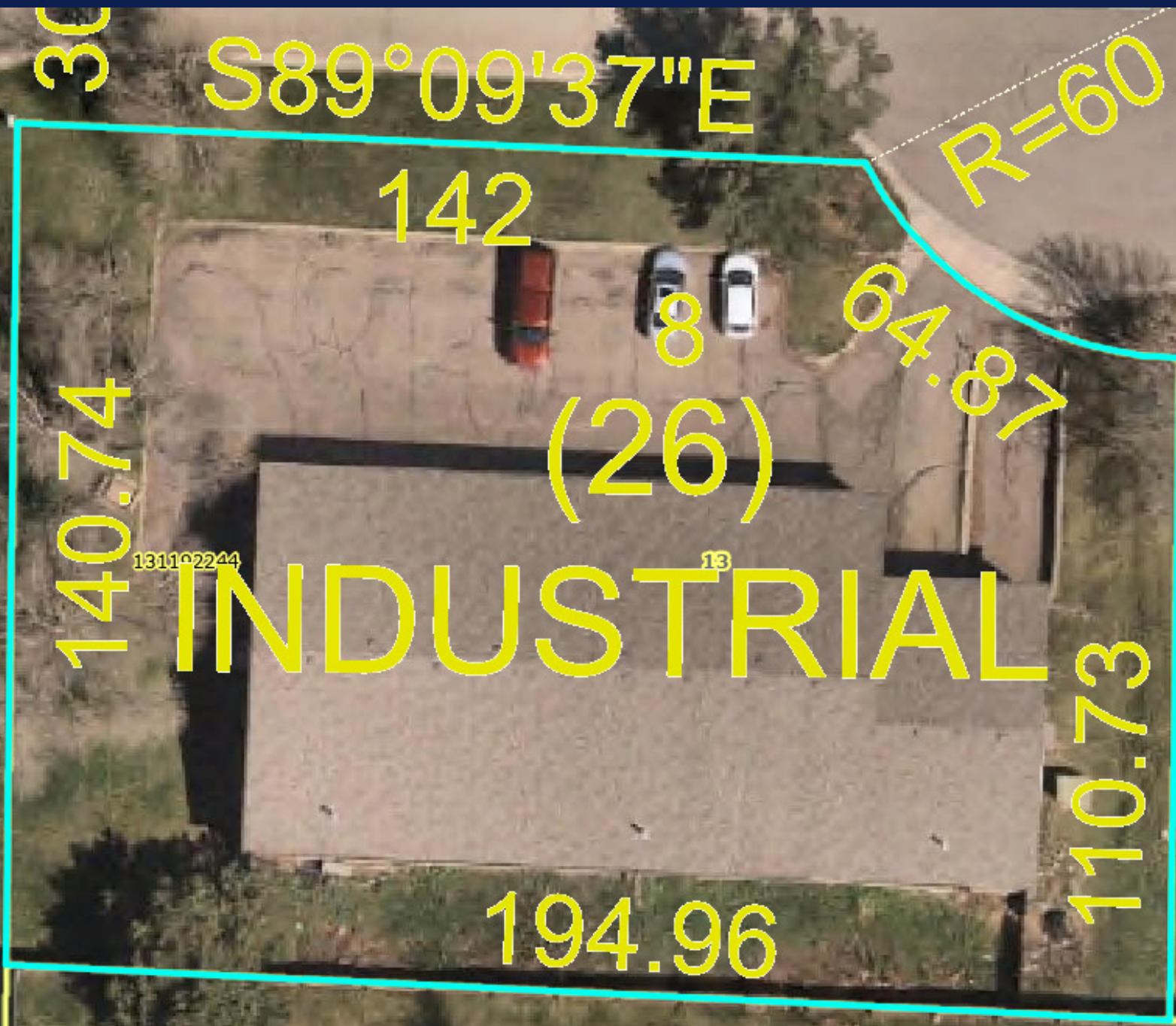


HIGHLIGHTS

- The property is well located in Maple Grove, MN within the East Maple Grove Industrial Park.
- Easy Access with close proximity to Hwy 169 and Hwy 694/494/610 freeway systems.
- Close proximity to both Minneapolis and St. Paul's Central Business Districts.
- Hard to find Free-Standing Single User building.
- Within minutes of both the Maple Grove Arbor Lakes retail area & Osseo's "Main Street" area. Providing an abundance of retail & restaurant opportunities.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,445	69,745	205,531
MEDIAN AGE	40.0	38.1	38.3
MEDIAN HH INCOME	\$101,793	\$98,434	\$100,613
AVERAGE HH INCOME	\$127,629	\$124,413	\$130,614



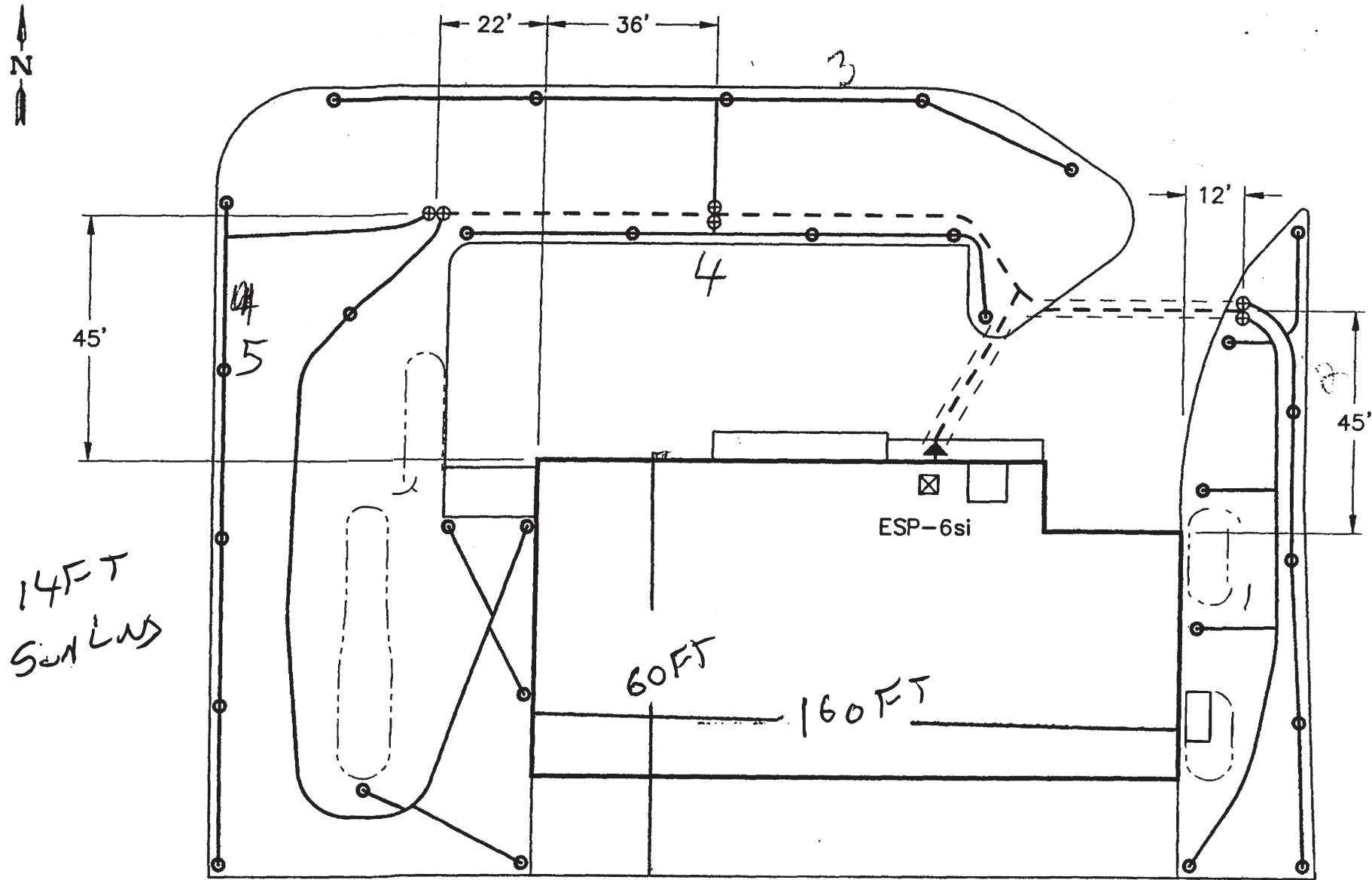


131102244

18

INDUSTRIAL

GR



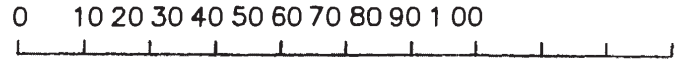
14FT
SUN LWS

60FT

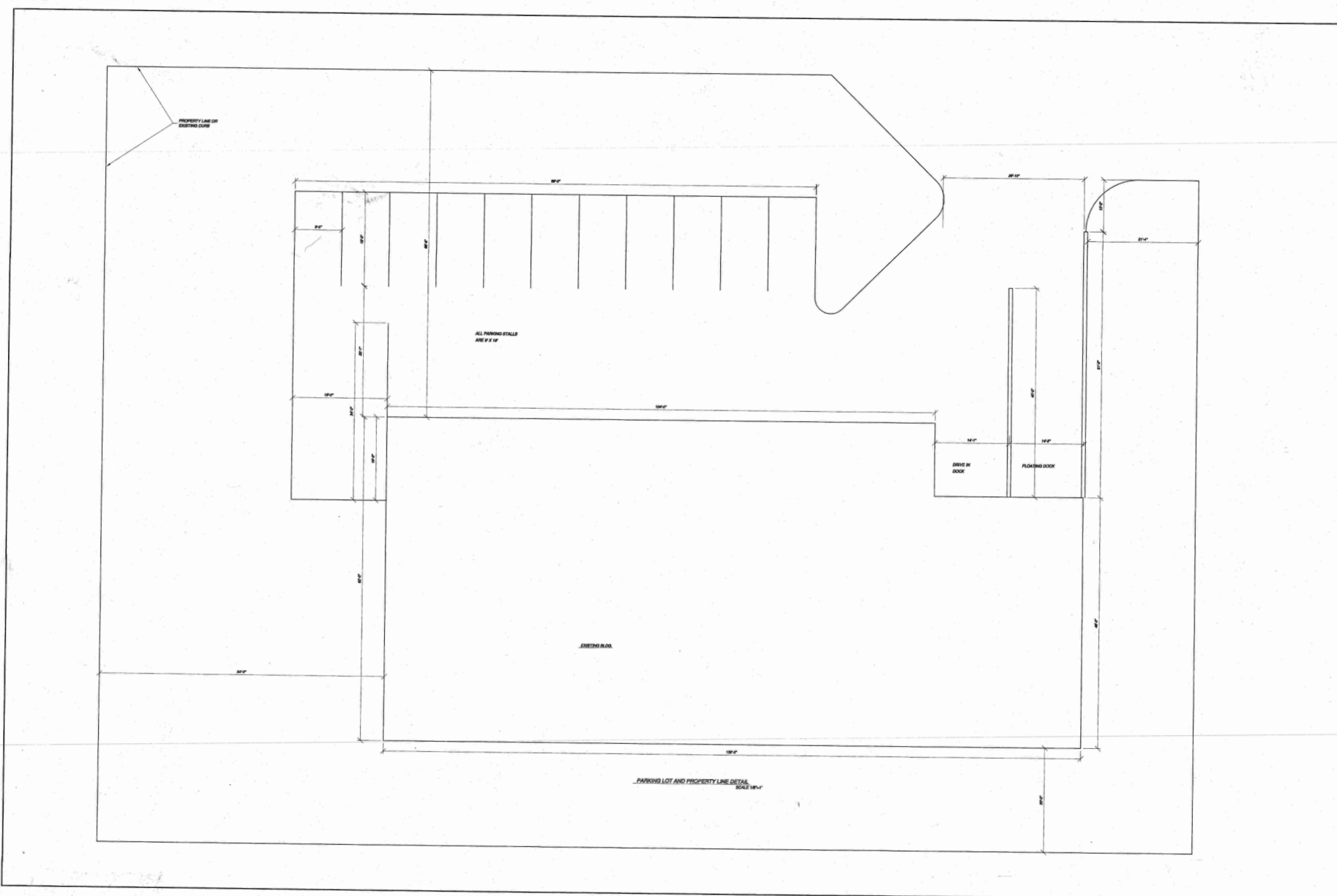
160FT

ESP-6si

	Vacuum Breaker		Valve
	Controller		Rotor Head
	Poly Main		
	Poly Lateral		



APPROX. SCALE: 1" = 30' (1:360)



SHEET TITLE: GARAGE WAREHOUSE PROJECT TITLE: ARON DOLINSKY CO. WAREHOUSE	DRAWN BY: DATE: 08/08/2018 10:44:42Z	NO.	REVISION	DATE
	CHECKED BY: APPROVED BY: SCALE: DRAWING NO.: F			
MINNEAPOLIS DRAFTING SCHOOL	SHEET NO. 1			







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REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

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