



For sale

501 90th Ave NW, Coon Rapids, MN

127,327 SF Available
Office and Warehouse

 **JLL** SEE A BRIGHTER WAY

Building specifications

501 90th Ave NW, Coon Rapids, MN

Building Size	127,327 SF Total*
	35,954 SF First floor office 46,158 SF First floor warehouse 35,691 SF Second floor office 9,524 SF Mezzanine <i>*Potentially available For Lease - Divisible</i>
Year Built	1990
Clear Height	24'
Lot Size	11.0 acres
Loading	Two (2) dock doors Four (4) drive-ins
Power	2400 Amps 480/277V
Parking	274 surface spaces
Sale Price	\$6,500,000
2025 Taxes	\$248,291.62

501 90th Ave NW is a high image Office Warehouse property in Coon Rapids with heavy power, dock and drive-in loading and capacity for outside storage.

Property features include 24'clear height and a 2400 amp power service. The site is efficiently situated directly off of Highway 610 and University Ave.



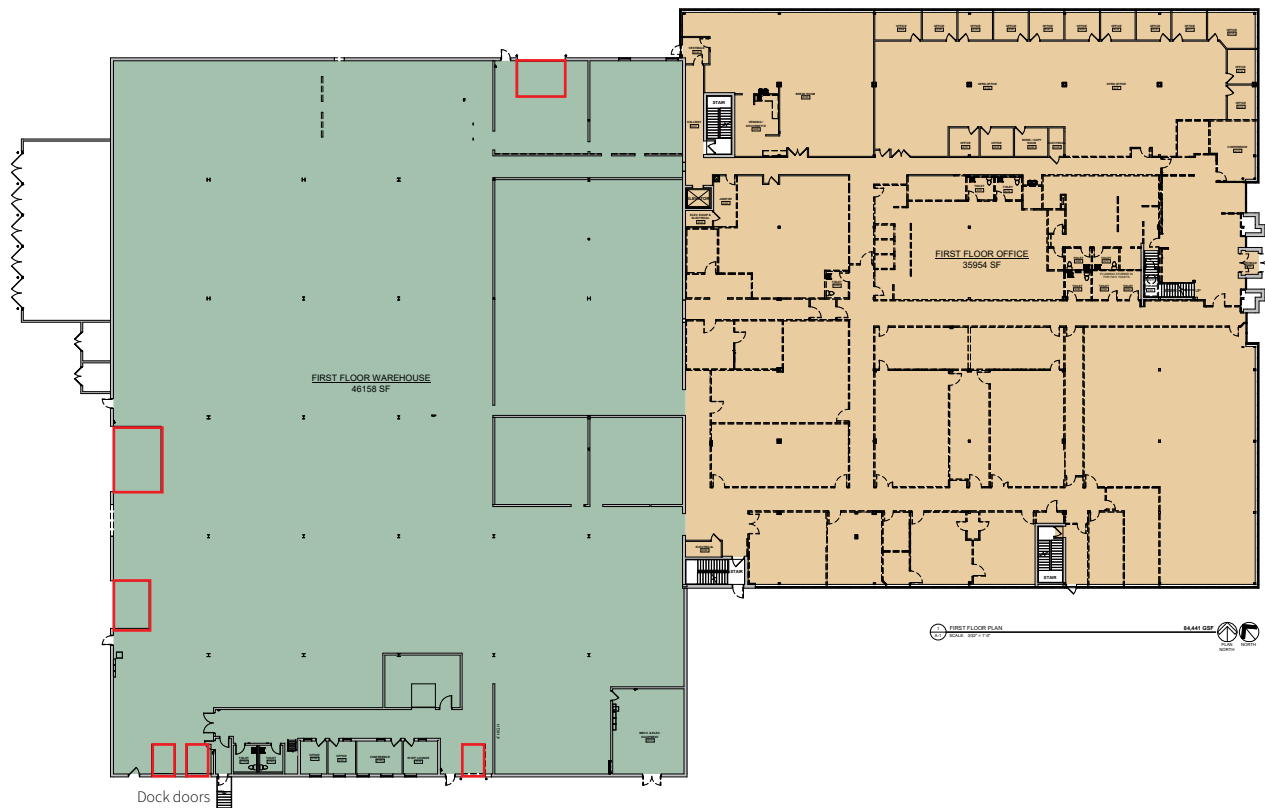
Immediate access to
Hwy 610, University
Ave and Hwy 10

Two
Dock Doors

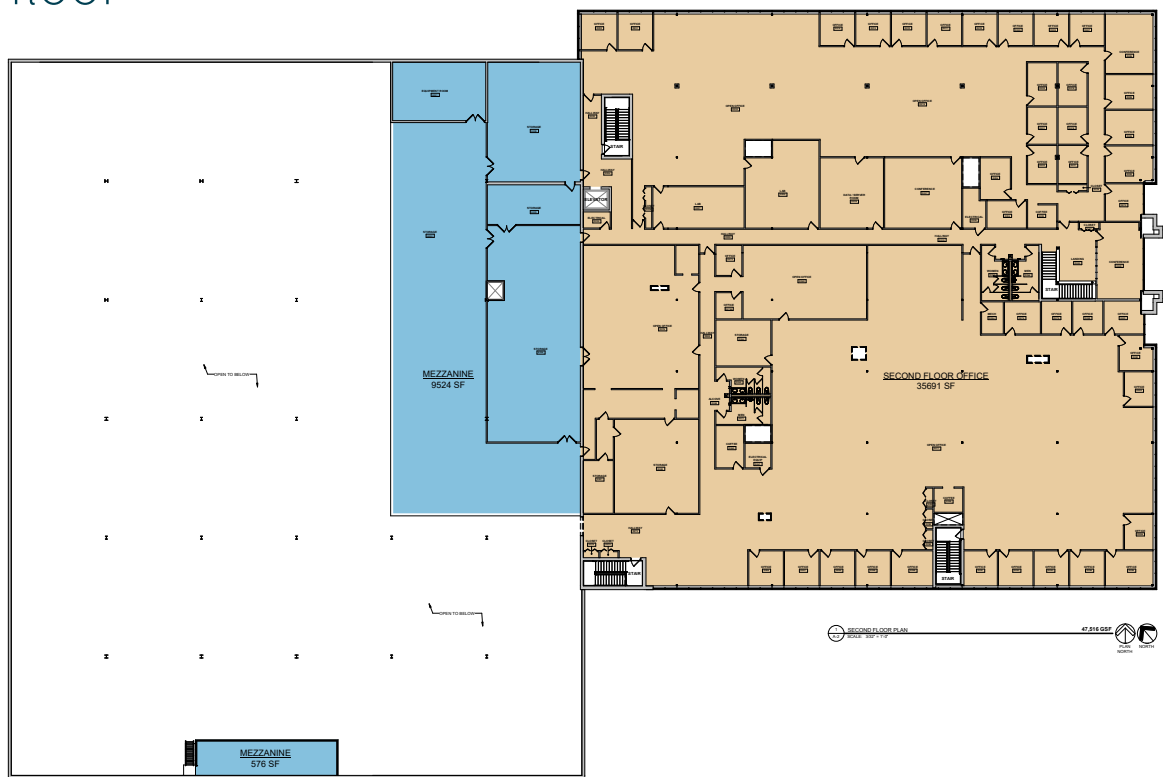
Four
Drive-in Doors

Floor plan

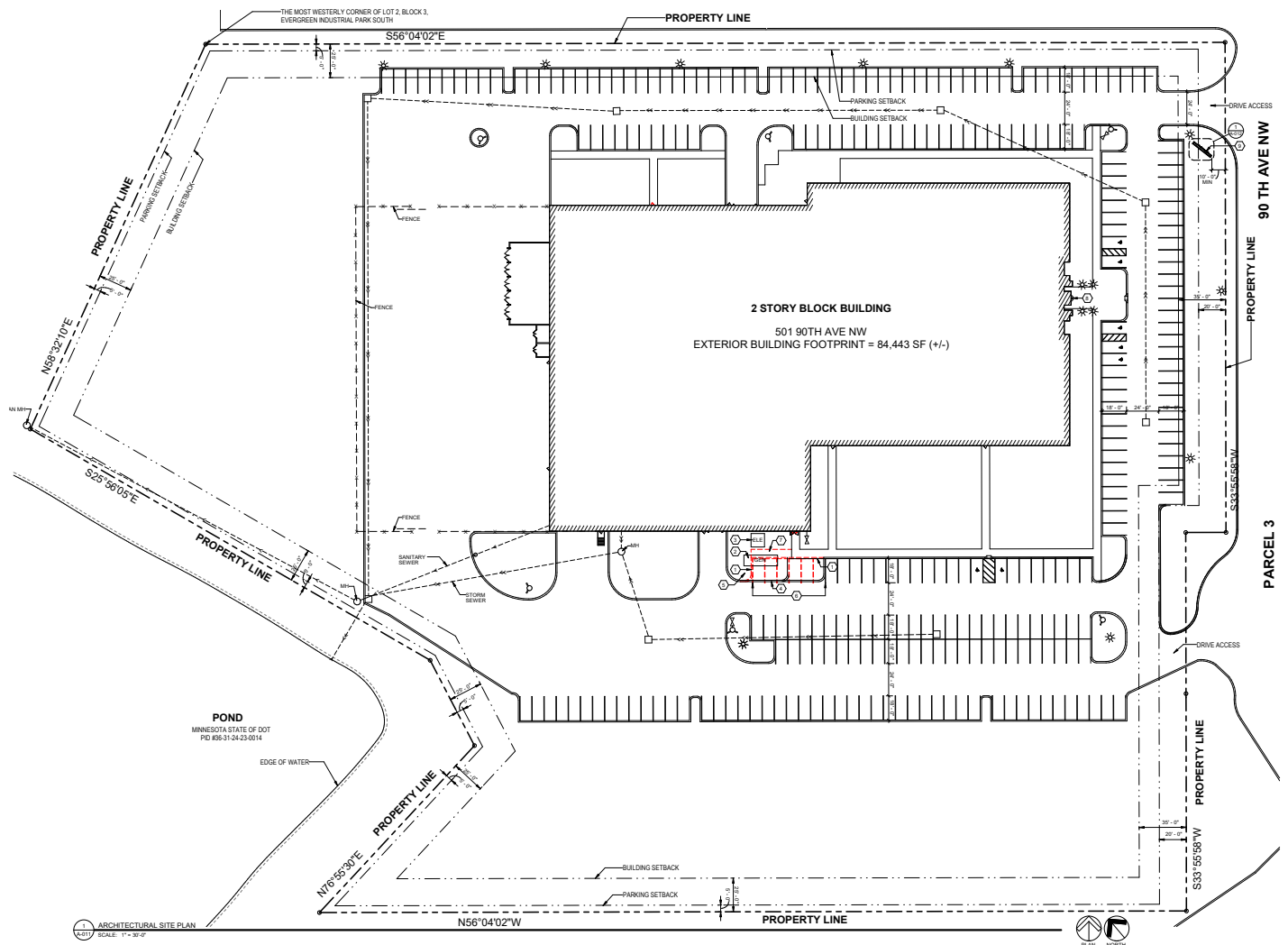
First floor



Second floor



Site plan



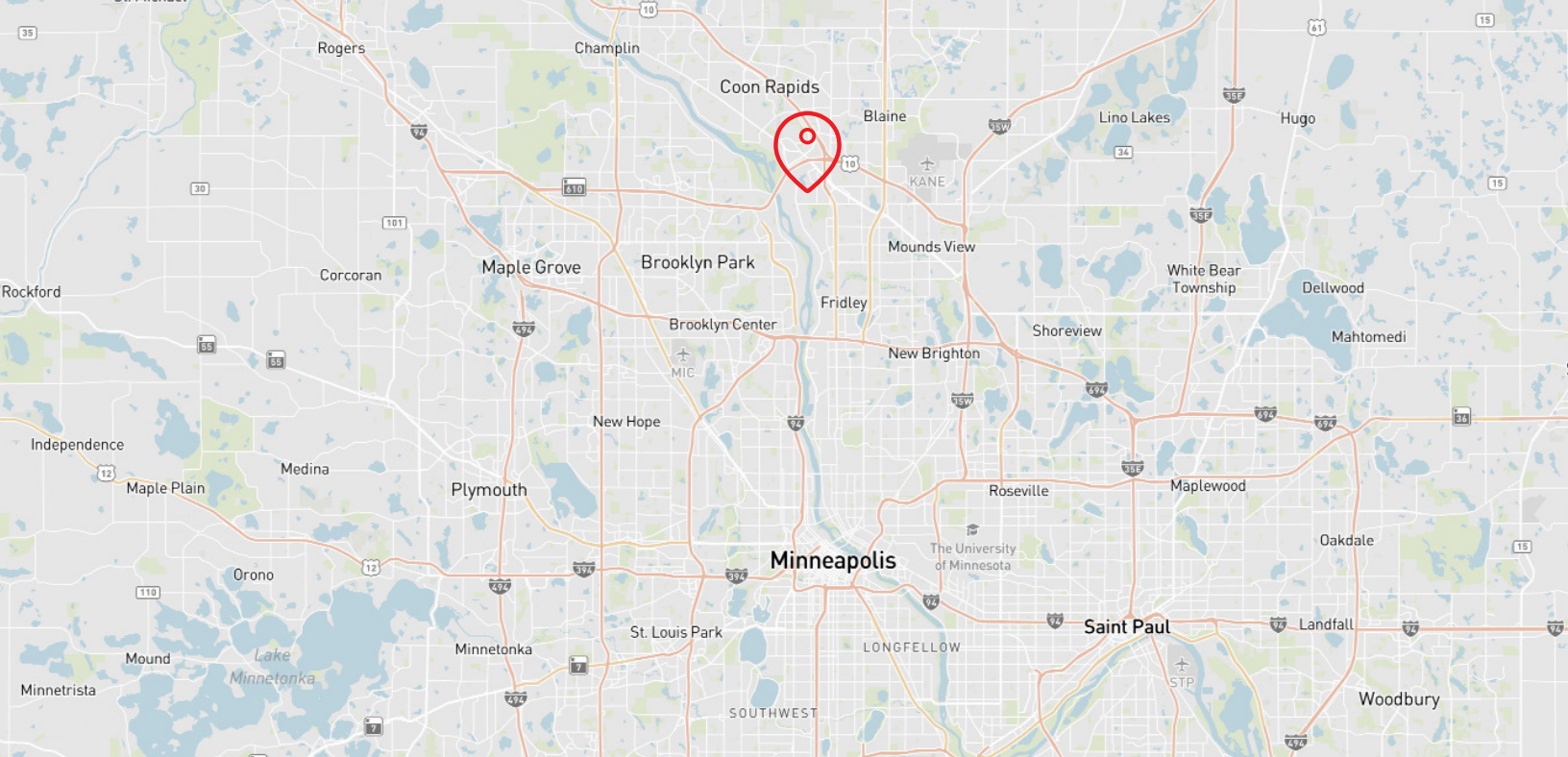
127,327 SF
Total SF Available

35,954 SF
1st Floor Office

46,158 SF
1st Floor Warehouse

35,691 SF
2nd Floor Office

9,524 SF
Mezzanine



Eric Batiza, SIOR
Managing Director
+1 612 217 5123
eric.batiza@jll.com

JLL
250 Nicollet Mall
Suite 1000
Minneapolis, MN 55401