



5120 CEDAR LAKE ROAD

ST. LOUIS PARK, MN 55416

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CBRE

 **Capital
Partners**

5120 CEDAR LAKE ROAD

ST. LOUIS PARK, MN 55416

PROPERTY DESCRIPTION

5120 Cedar Lake Road presents to the market an incredibly unique infill lease or purchase opportunity. The remaining available space features 19' clear height, 4 dock-high doors, 1 drive-in door, ample electrical capacity and immediate access to Highway 100 and Interstate 394.

NET RENTAL RATES

- Negotiable

SALE PRICE

- \$5,750,000

EST. 2025 CAM & REAL ESTATE TAXES

- \$5.41 PSF (\$2.63 PSF CAM, \$2.78 PSF taxes)

PROPERTY SPECIFICATIONS

TOTAL BUILDING SF

Total SF: 50,400 SF
Total Footprint: 42,000 SF

AVAILABLE SF

First Floor Office: 6,436 SF
First Floor Warehouse: 23,564 SF
Second Floor: 6,000 SF
Total SF: 36,000 SF

CLEAR HEIGHT

19'

LOADING

Four 8' x 10' dock-high doors (2 with levelers)
One drive-in door

LIGHTING

LED

ELECTRICAL (TOTAL BUILDING)

1600A, 120/208V, 3PH

COLUMN SPACING

40'x36'

SPRINKLER SYSTEM

Wet system

PARKING

91 stalls

ZONING

Business Park

ROOF AGE

2004

YEAR BUILT

1976

ACREAGE

2.81 Acres

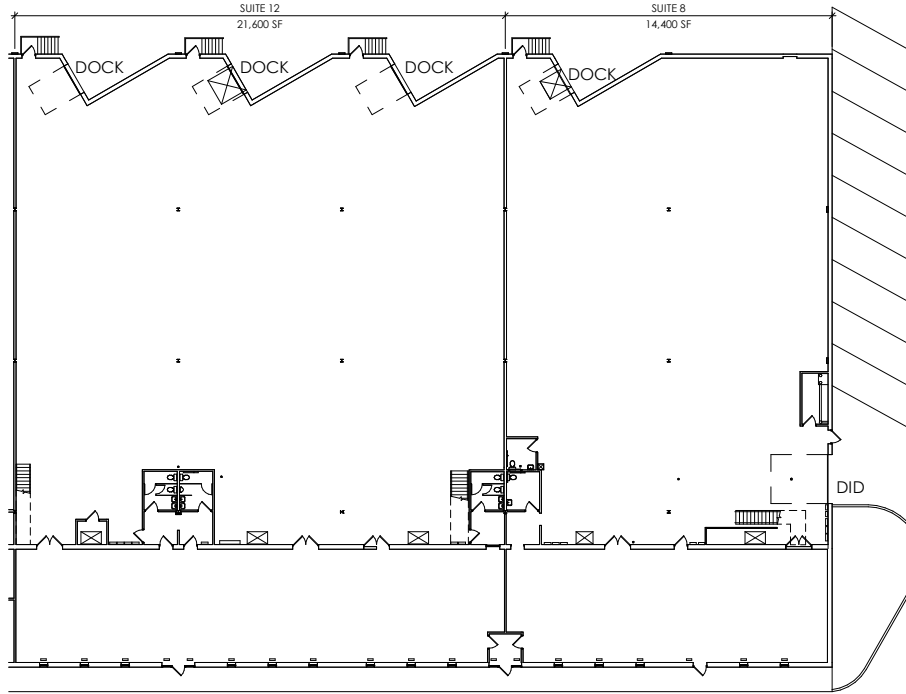
HEAT/AC

Fully heated

ADDITIONAL INCOME

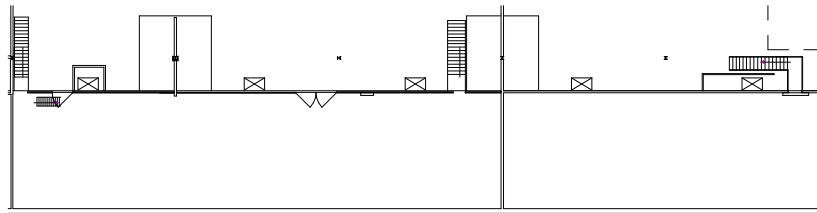
\$45,000 annual billboard income expiring 8/31/2031
(Clear Channel)

FLOOR PLAN



1 | Area Plan Suite 8-12

SCALE: 1" = 30'-0"



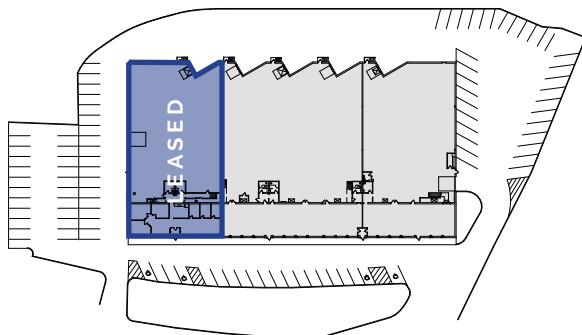
2 | Mezzanine Suite 8-12

SCALE: 1" = 30'-0"



| SUITE 12 | |
|---------------------------------------|-----------|
| TENANT DOCK DOORS | 3 |
| TENANT DRIVE IN DOORS | 0 |
| GROUND FLOOR OFFICE AREA | 4,013 SF |
| GROUND FLOOR WAREHOUSE AREA | 13,987 SF |
| MEZZANINE FLOOR AREA | 3,600 SF |
| TOTAL TENANT AREA | 21,600 SF |

| SUITE 8 | |
|---------------------------------------|-----------|
| TENANT DOCK DOORS | 1 |
| TENANT DRIVE IN DOORS | 1 |
| GROUND FLOOR OFFICE AREA | 2,583 SF |
| GROUND FLOOR WAREHOUSE AREA | 9,417 SF |
| MEZZANINE FLOOR AREA | 2,400 SF |
| TOTAL TENANT AREA | 14,400 SF |

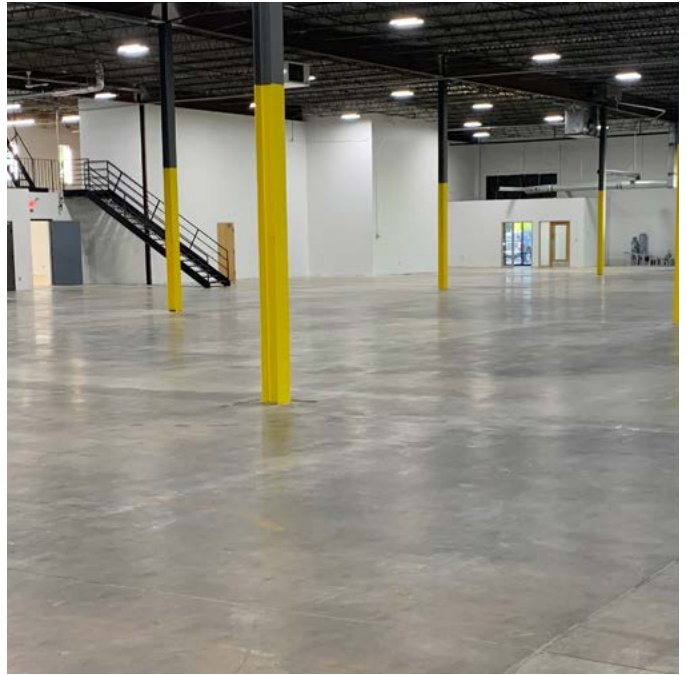
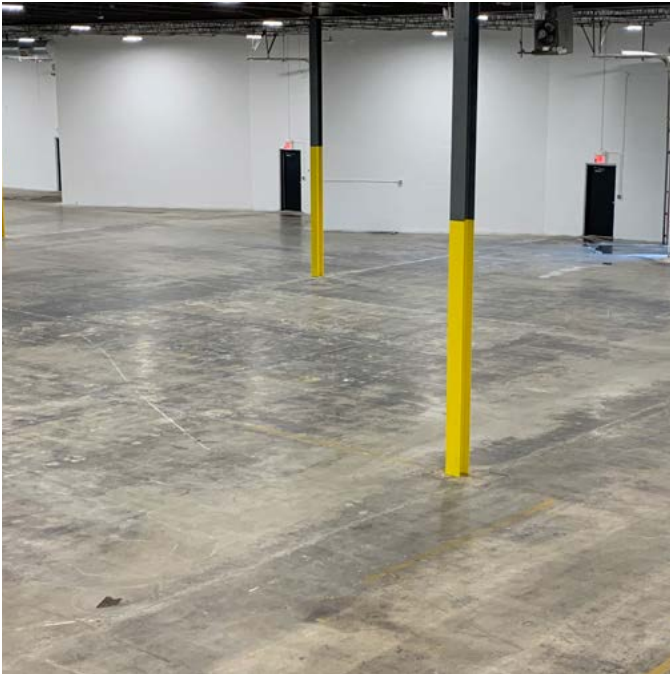


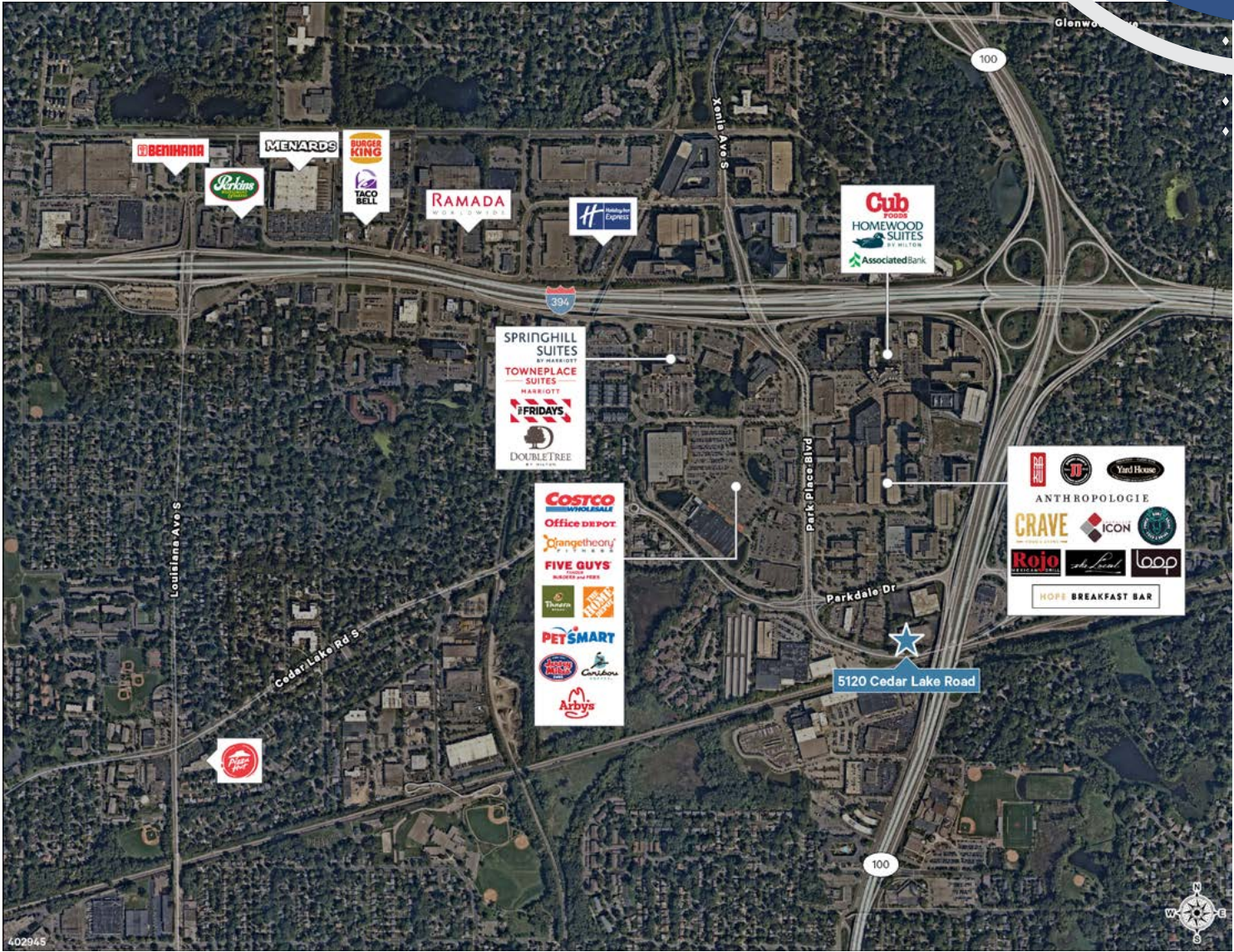
3 | Site Plan Suite 8-12

SCALE: 1" = 80'-0"



INTERIOR PHOTOS





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CONTACT US

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