

10511 Hanson Blvd NW

Coon Rapids, MN 55433



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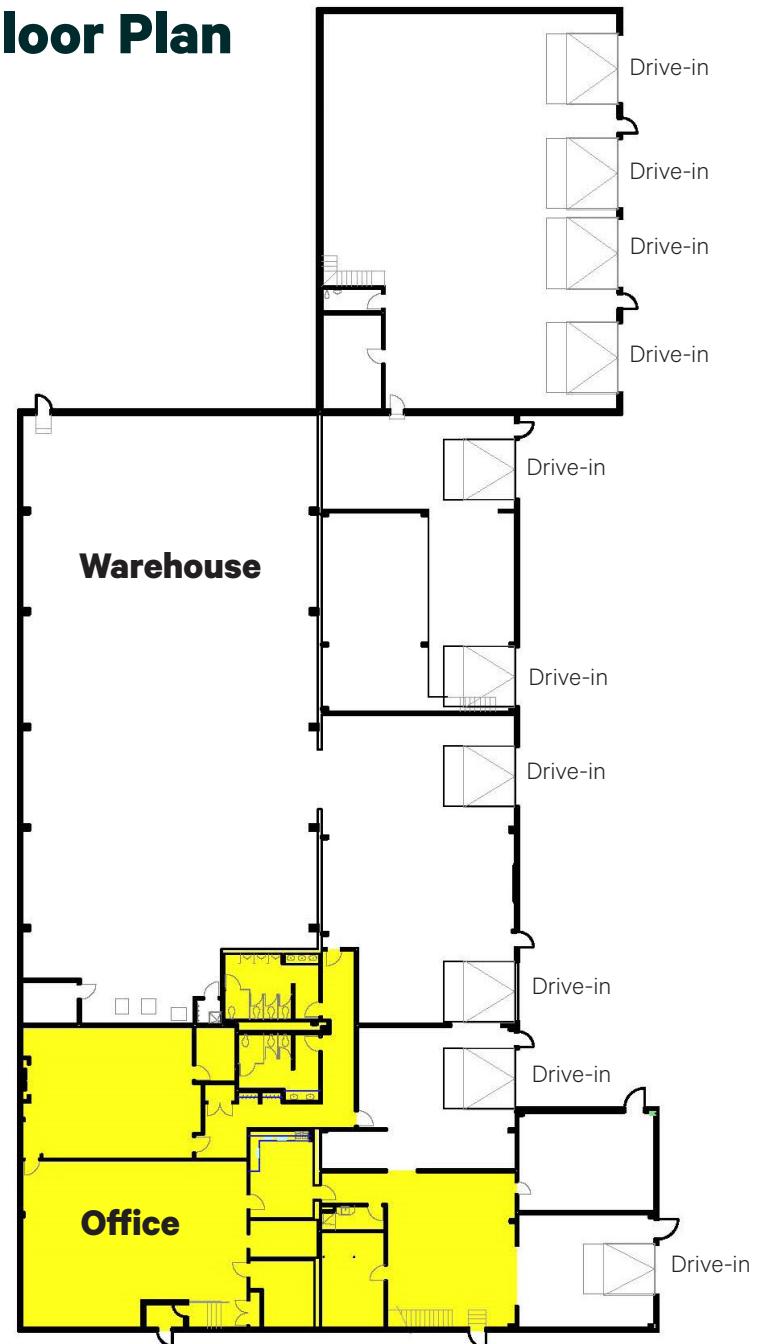
Property Highlights

- + 1.50 acres of fenced and paved outdoor storage
- + Two entrances with automated gate at yard entrance
- + Current Fleet Maintenance Facility

Property Description

LOCATION	10511 Hanson Blvd NW Coon Rapids, MN 55344
BUILDING SF	Total SF: 24,218 SF Office SF: 5,412 SF Warehouse SF: 18,806 SF
LOADING	10 drive-in doors
CLEAR HEIGHT	12' - 16.5'
OUTDOOR STORAGE	Approx. 1.50 acres of outdoor storage <small>*subject to city approval</small>
YEAR BUILT	1975
ZONING	General Commercial w/ River Rapid Overlay District
PARKING	Approx. 61 auto stalls
SPRINKLER	Yes
PARCEL SIZE	3.64 acres
SALE PRICE	Negotiable
EST. 2025 TAX	\$42,022.70

Floor Plan





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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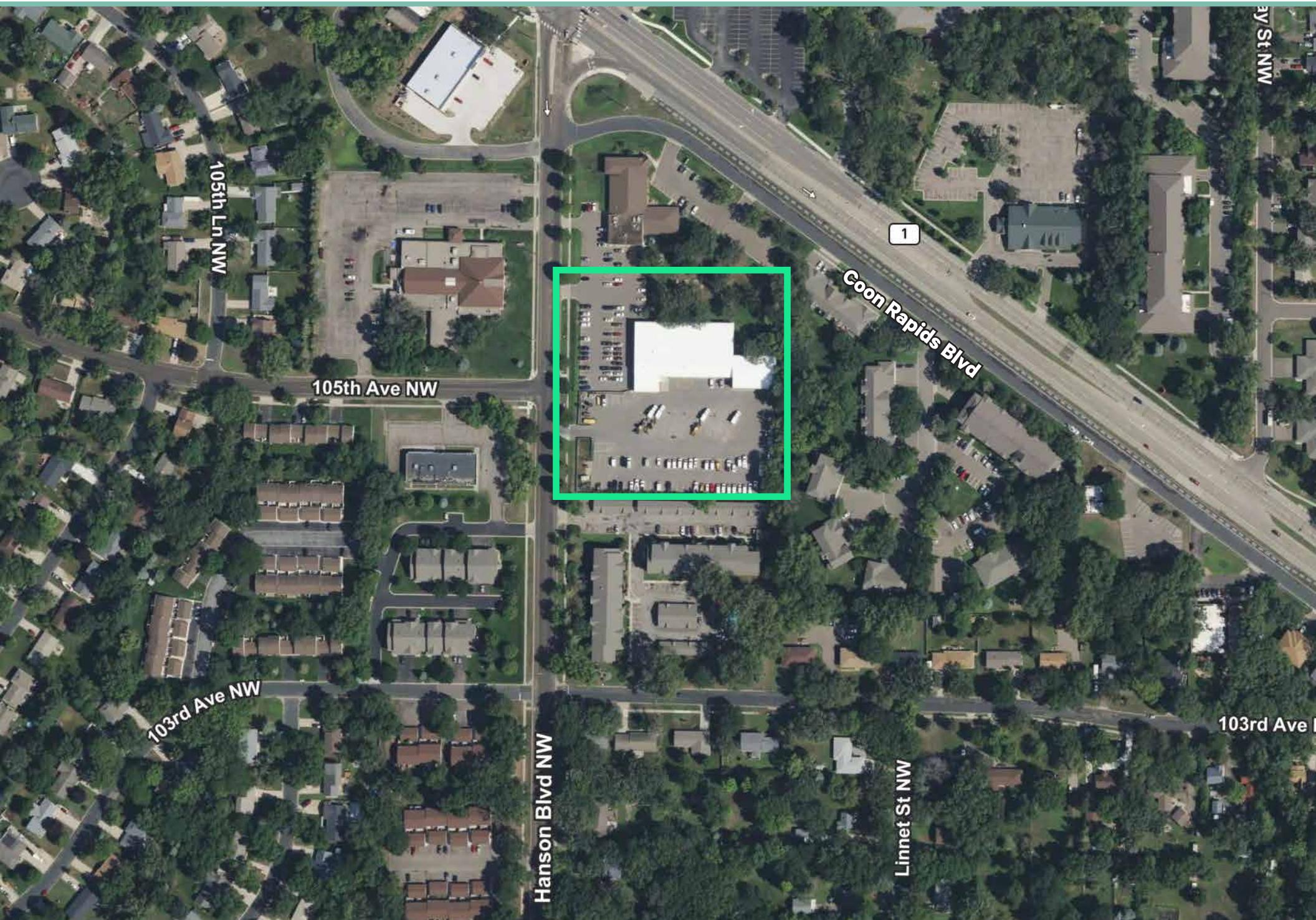
For Sale

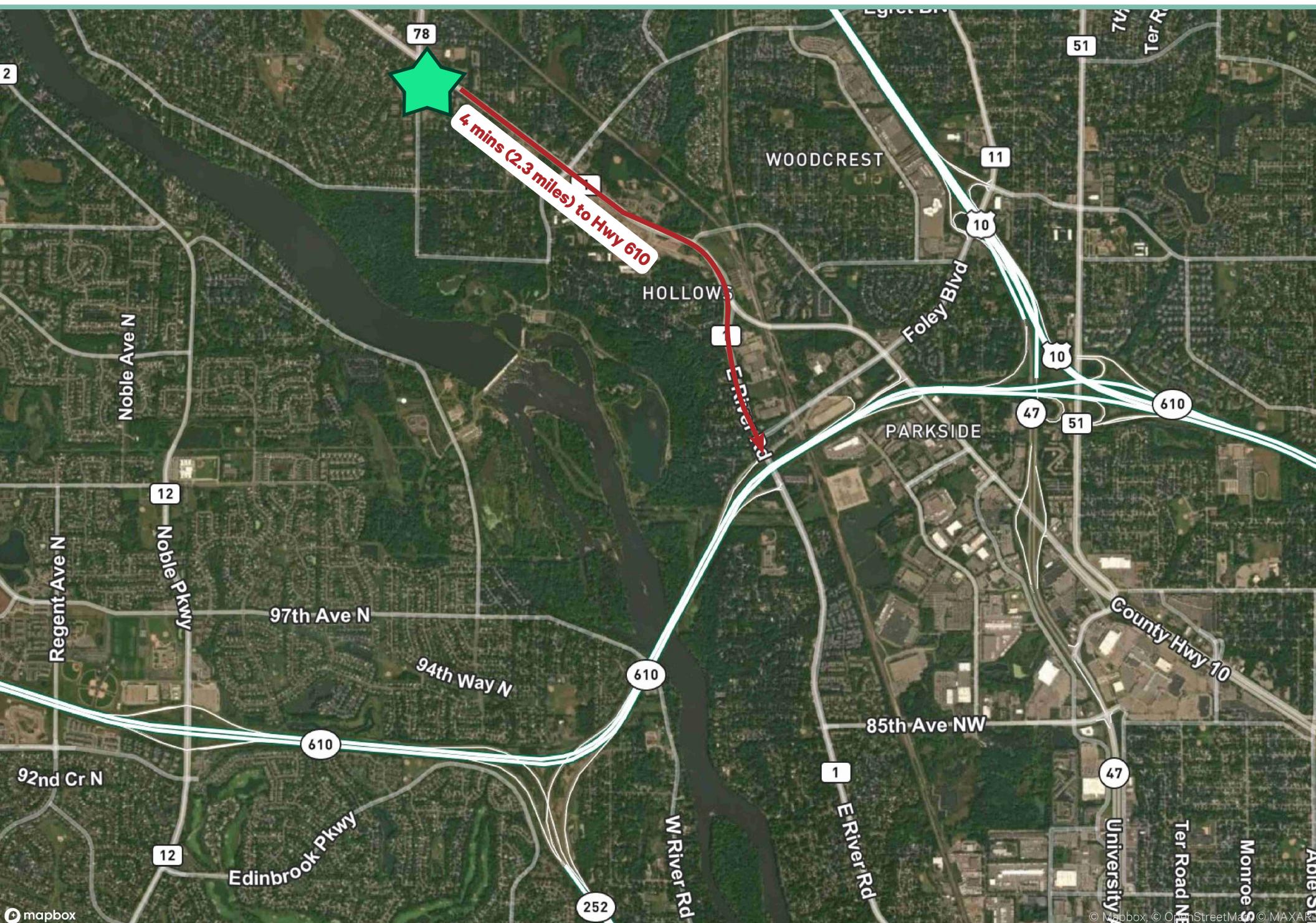


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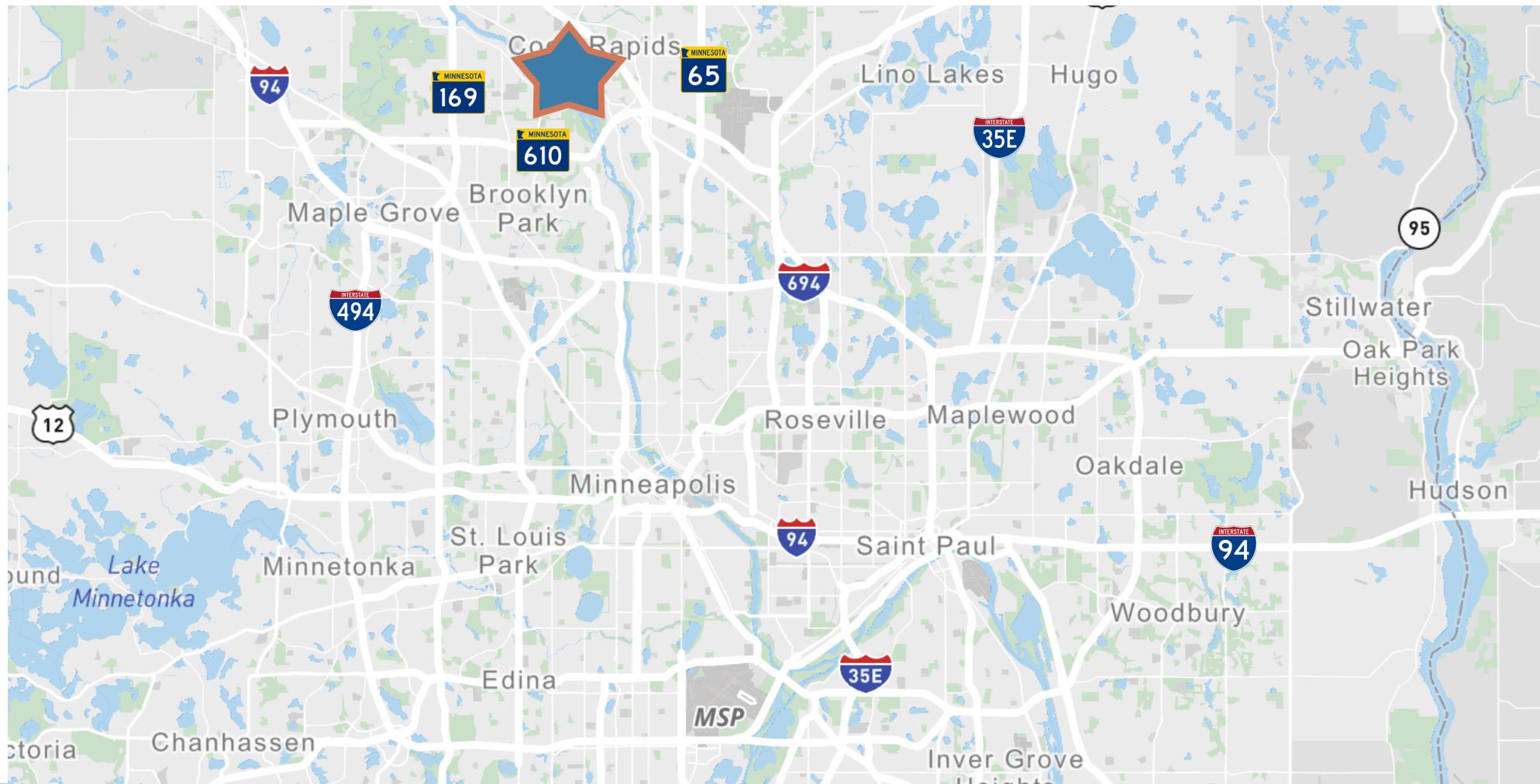
Area Demographics

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	9,217	86,800	228,978
2029 Population - Five Year Projection	9,343	87,283	230,275
2024 - 2029 Annual Pop. Growth Rate	0.27%	0.11%	0.11%
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,605	32,343	84,638
2029 Households - Five Year Projection	3,679	32,790	85,763
2024-2029 Households Annual Growth Rate	0.41%	0.27%	0.26%
HOUSEHOLDS INCOME			
2024 Average Household Income	\$89,150	\$113,926	\$113,075
2029 Average Household Income	\$100,171	\$129,872	\$129,641
HOUSING UNITS			
2024 Housing Units	3,715	33,350	87,024
EDUCATION			
2024 Population 25 and Over	6,310	59,393	156,753
PLACE OF WORK			
2024 Businesses	138	1,615	6,172
2024 Employees	1,401	26,419	92,314

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