



FOR SALE OR LEASE  
**48,962 SF**

5550 UPPER 147TH ST W  
APPLE VALLEY, MN

# PROPERTY INFORMATION

- EASY ACCESS TO PILOT KNOB RD
- VACANT

<b>Address</b>	5550 Upper 147th St W Apple Valley, MN
<b>Building Size</b>	47,422 SF Office 1,500 SF Warehouse 48,962 SF Total*
<b>List Price</b>	\$5,483,744 (\$112 PSF)
<b>Lease Rates</b>	\$13.00 PSF Office \$7.00 PSF Warehouse
<b>2026 Tax/CAM</b>	\$2.59 PSF Tax \$2.41 PSF CAM \$5.00 PSF Total
<b>PID</b>	01-811-02-01-020
<b>Land</b>	4.66 Acres
<b>Clear Height</b>	20'
<b>Year Built</b>	2002
<b>Roof</b>	2002
<b>Loading</b>	6 Docks 1 Drive-in
<b>Parking</b>	237 Stalls
<b>Sprinklered</b>	100% Sprinklered
<b>Column Spacing</b>	38' x 37'
<b>HVAC</b>	100% A/C

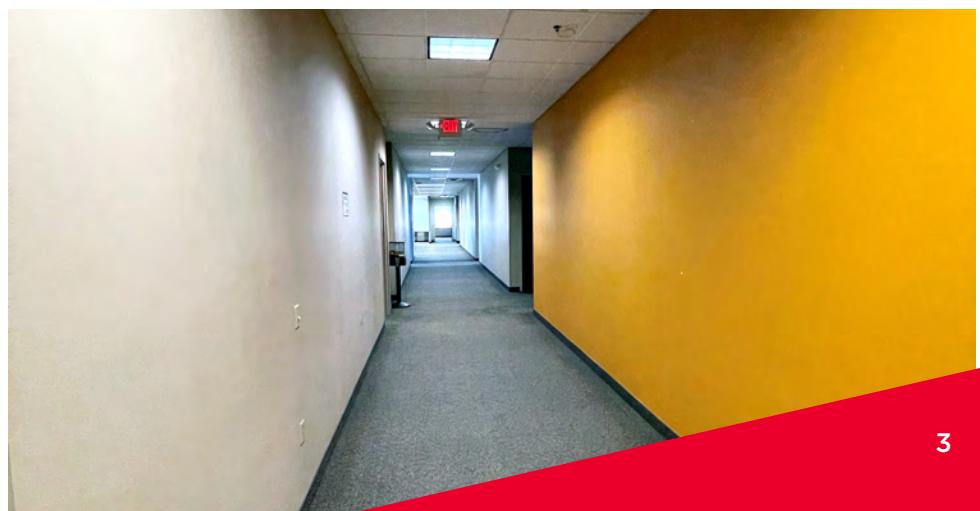
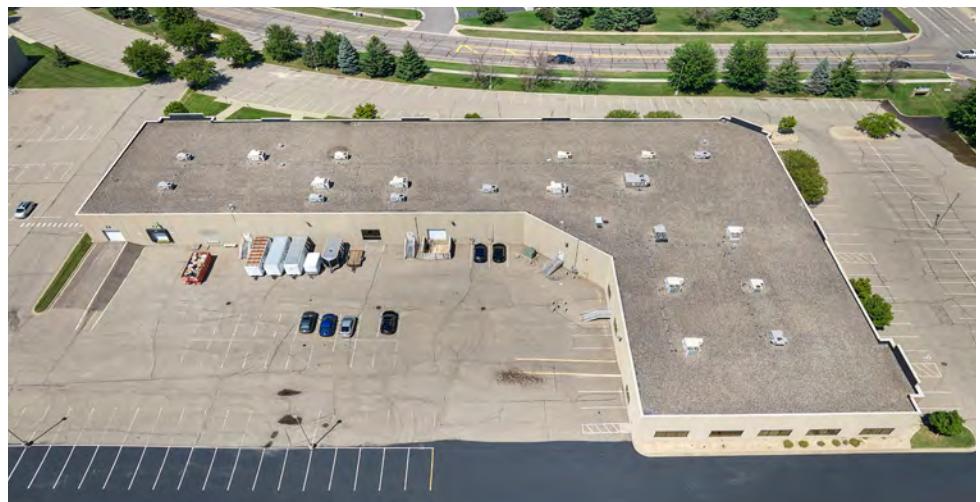
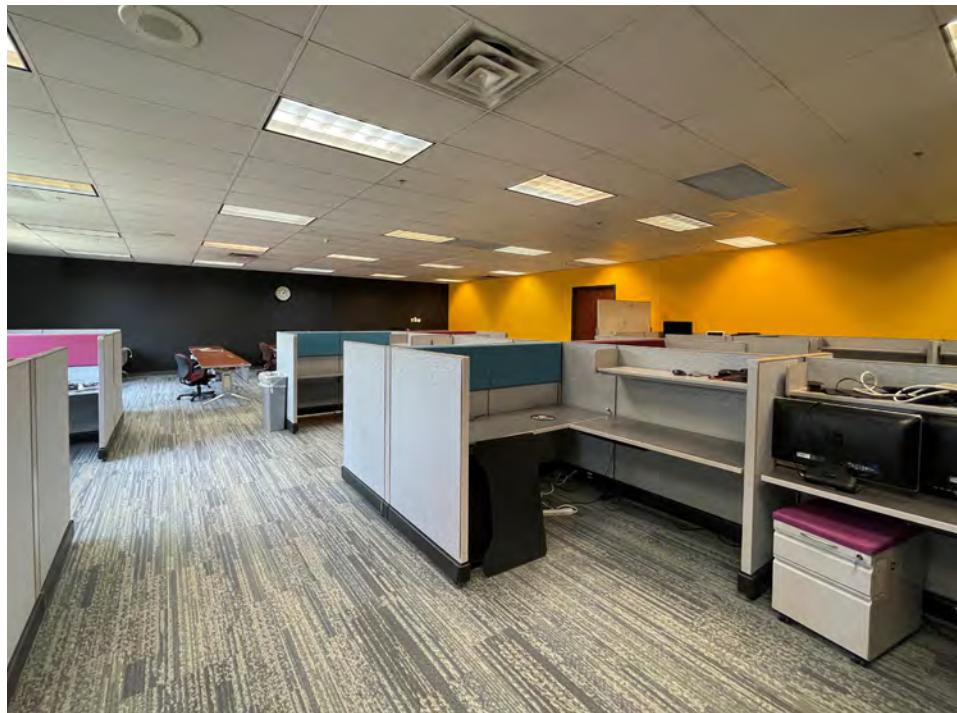
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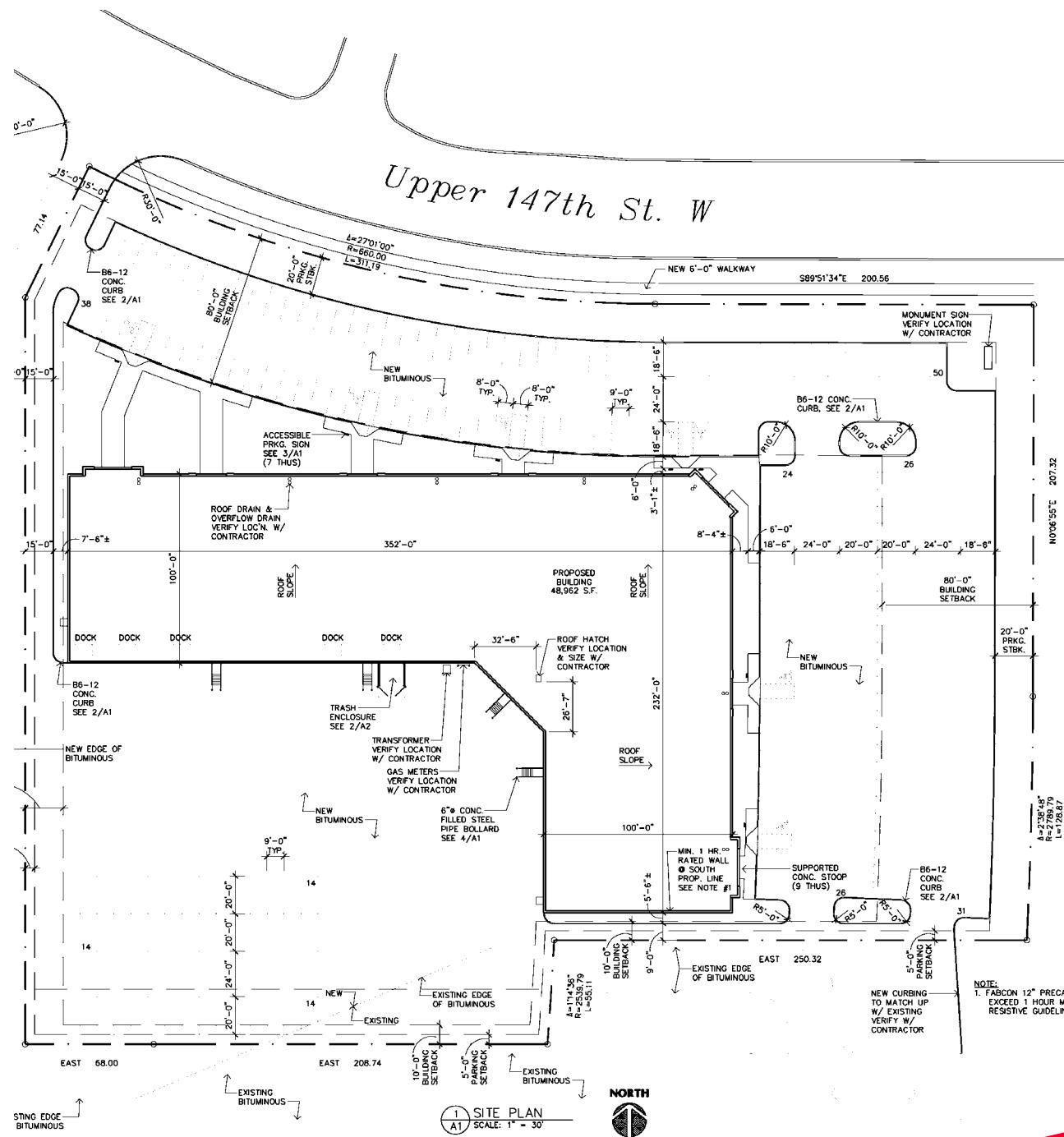
# PROPERTY PHOTOS



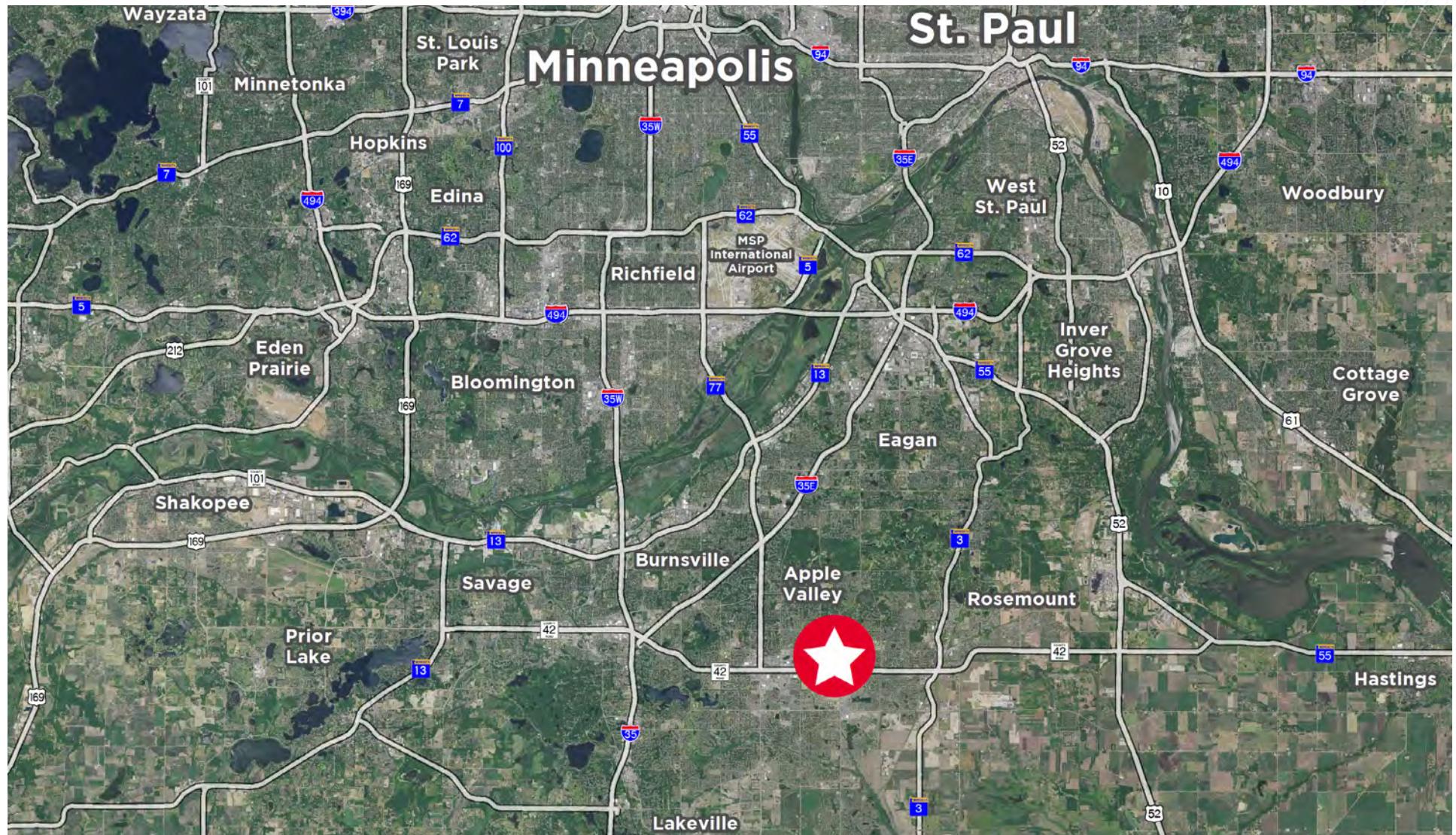
# AERIAL



# SITE PLAN



# AERIAL



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