



FOR SALE OR LEASE
48,962 SF

5550 UPPER 147TH ST W
APPLE VALLEY, MN

PROPERTY INFORMATION

- EASY ACCESS TO PILOT KNOB RD
- VACANT

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

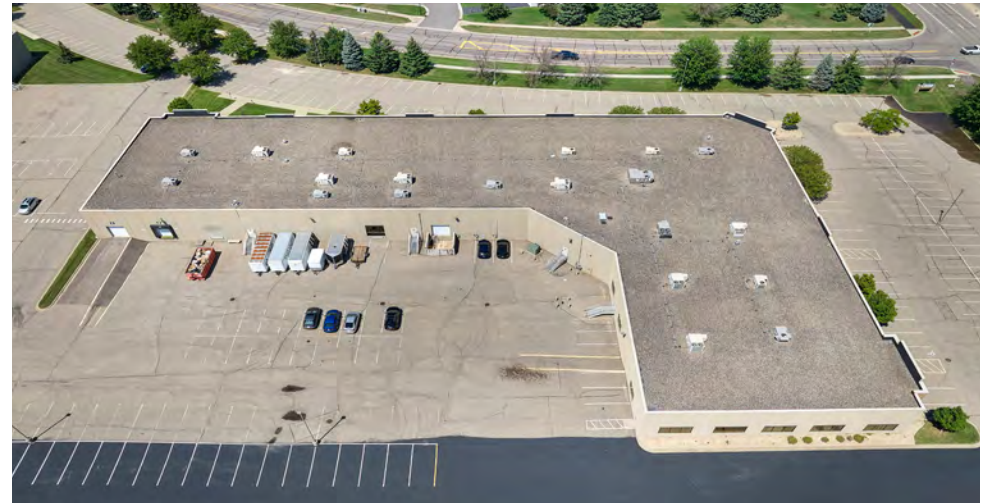
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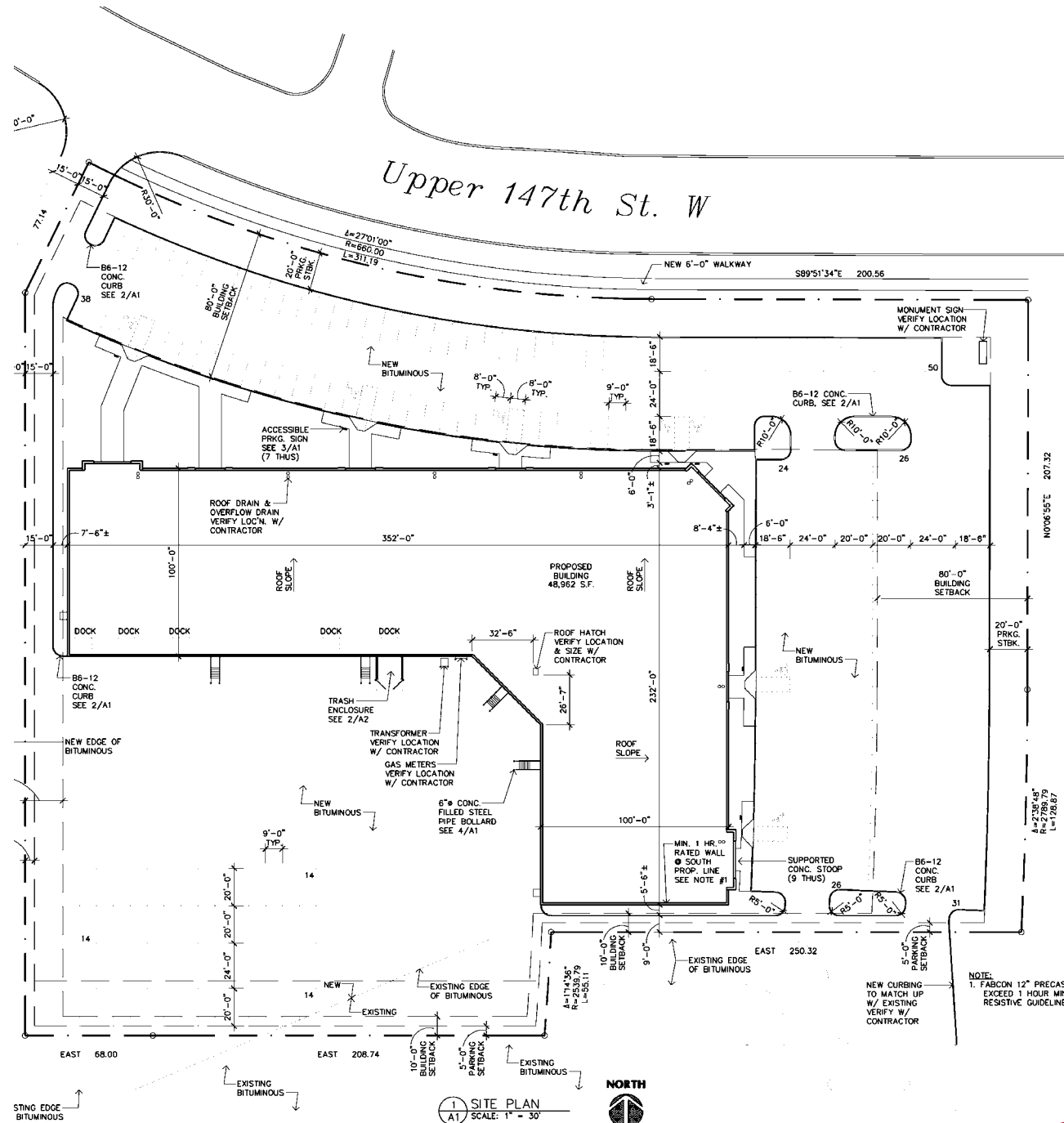


PROPERTY PHOTOS





SITE PLAN





6