

78,045 SF For Lease  
112,325 SF For Sale

# JOHNNY CAKE BUSINESS CENTER



6175 147th Street W, Apple Valley, MN 55124

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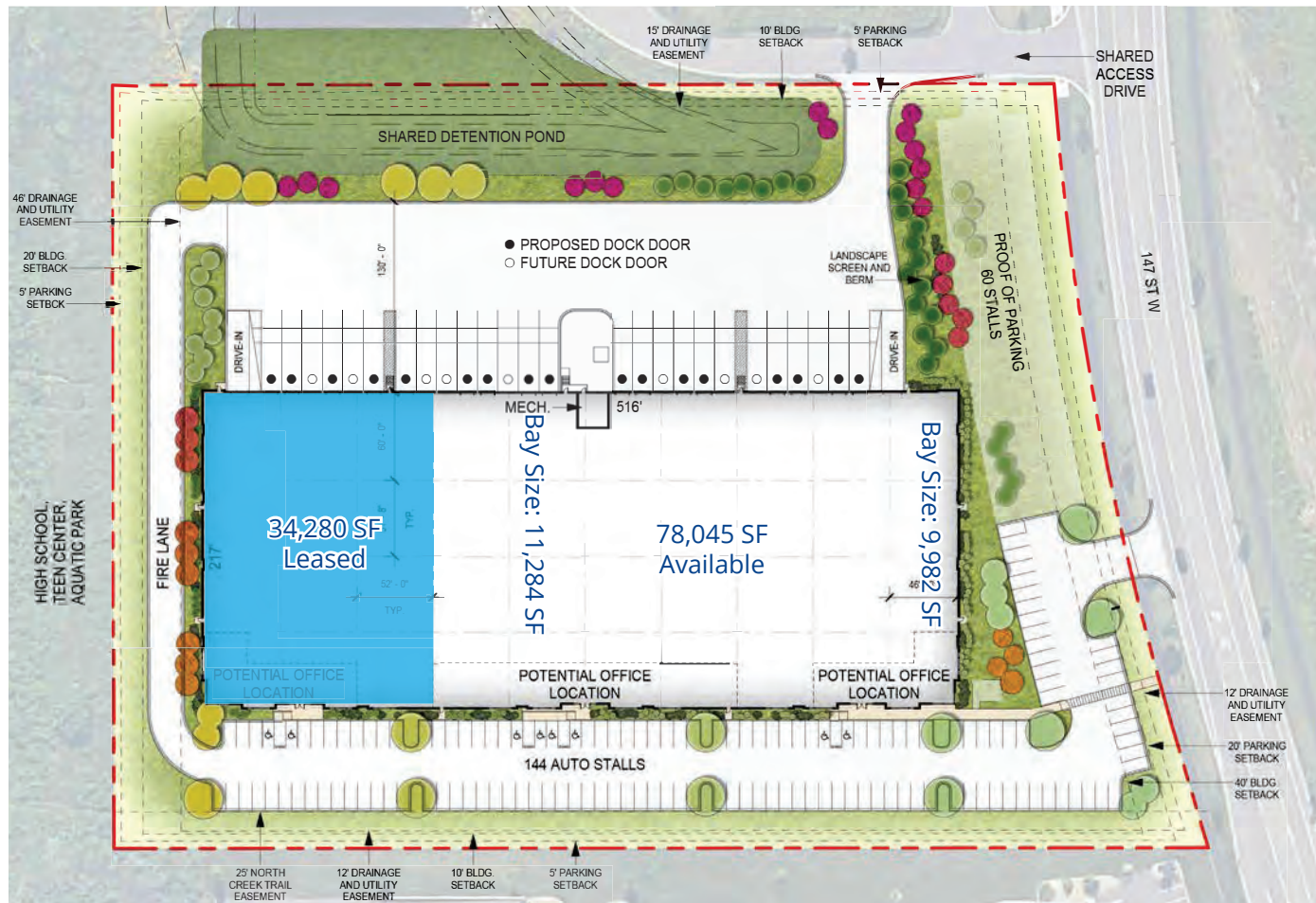
## Property Overview

Address	6175 147th Street W, Apple Valley, MN 55124
Site Size	8.21 Acres
Building SF	112,325 SF
Available SF	78,045 SF (BTS Office)
Parking	144 surface stalls (Ability to add additional 60 stalls)
Loading	12 Dock Doors (Ability to add 6 additional) 1 Drive-In Door
Clear Height	28'
Building Dimensions	51'8" x 52' 60' Speedbay 217' Building Depth
Sprinkler System	EFSR
Concrete Specs	6" unreinforced concrete slab on grade with an average of 4,000 psi compressive strength
Electrical Service-Building	2,000 AMP, 277/480 volt, 3-phase
Electrical Service-78,045 SF Vacancy	1,600 AMP 277/480 volt, 3-phase
Zoning	I-2 General Industrial
Sale Price	Negotiable
Net Lease Rates	Negotiable
Estimated CAM/Tax	2024 (partial assessment): \$2.07 PSF Total \$1.38 PSF CAM   \$0.69 PSF Tax 2025 (full assessment): \$4.08 PSF Total \$1.38 PSF CAM   \$2.70 PSF Tax

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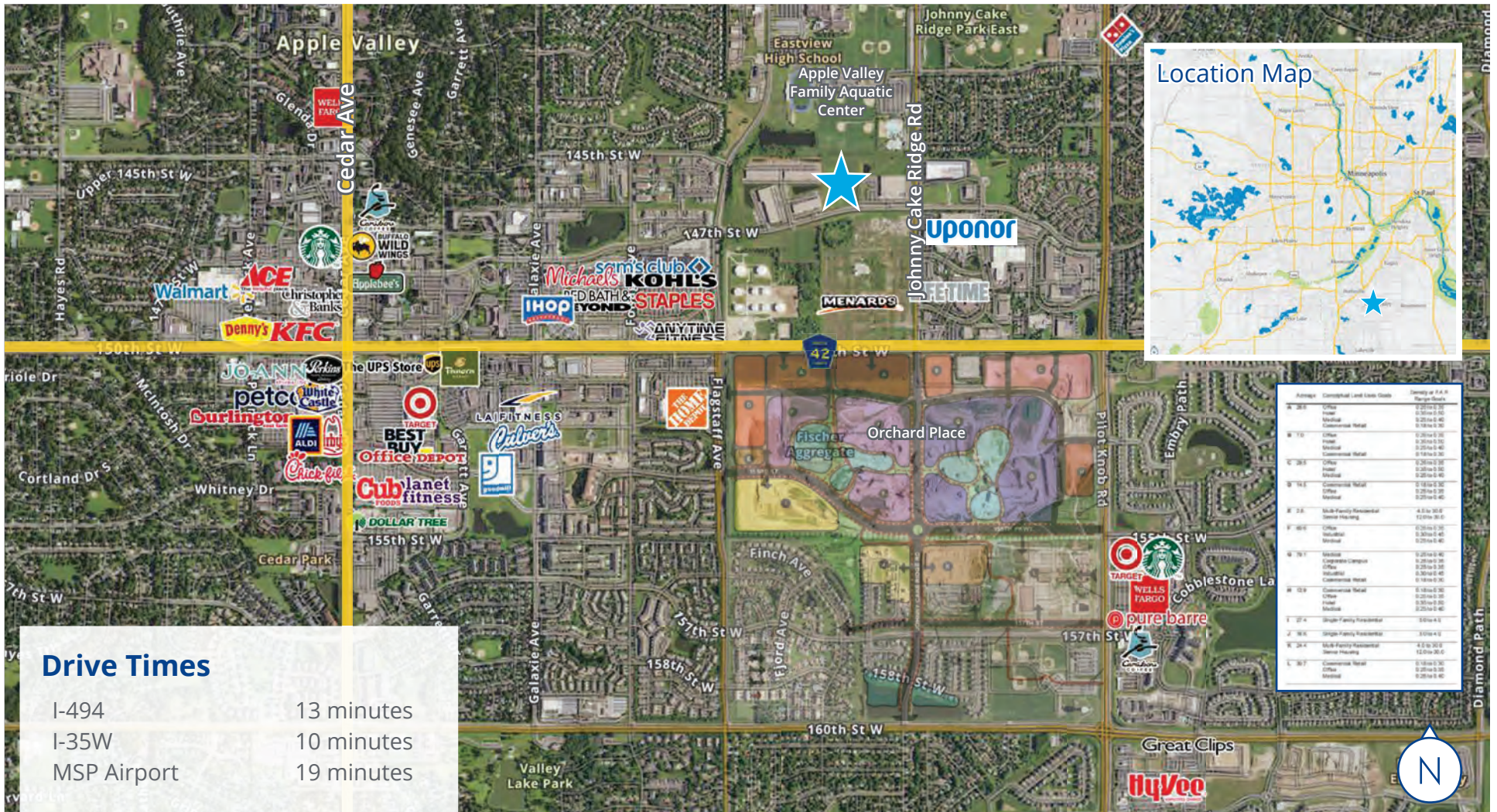
Total Available SF	Office SF	Warehouse SF	Dock Doors	Drive-Ins	Parking
78,045 SF	BTS	78,045 SF	12 Existing (Ability for 6 additional)	1	144 stalls (Ability to add additional 60 stalls)



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## Amenity Map



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