



Service
Industrial

1501 101st Ave NE, Blaine

15,000sf manufacturing / warehouse
building

- Approx. 400sf office
- Approx 14,600sf production / shop

Heavy Industrial zoning

Up to 29,360sf (2/3 acre) potential
outside storage

Five 14' tall drive-ins

Two 12' tall drive-ins

\$2,300,000 (\$153.33/sf)

Industrial Building For Sale



Jack Crawford, Principal Broker

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Service Industrial

208V – 480V three-phase power service

Floor drains in all 7 bays

Flammable waste trap

Fire suppression system

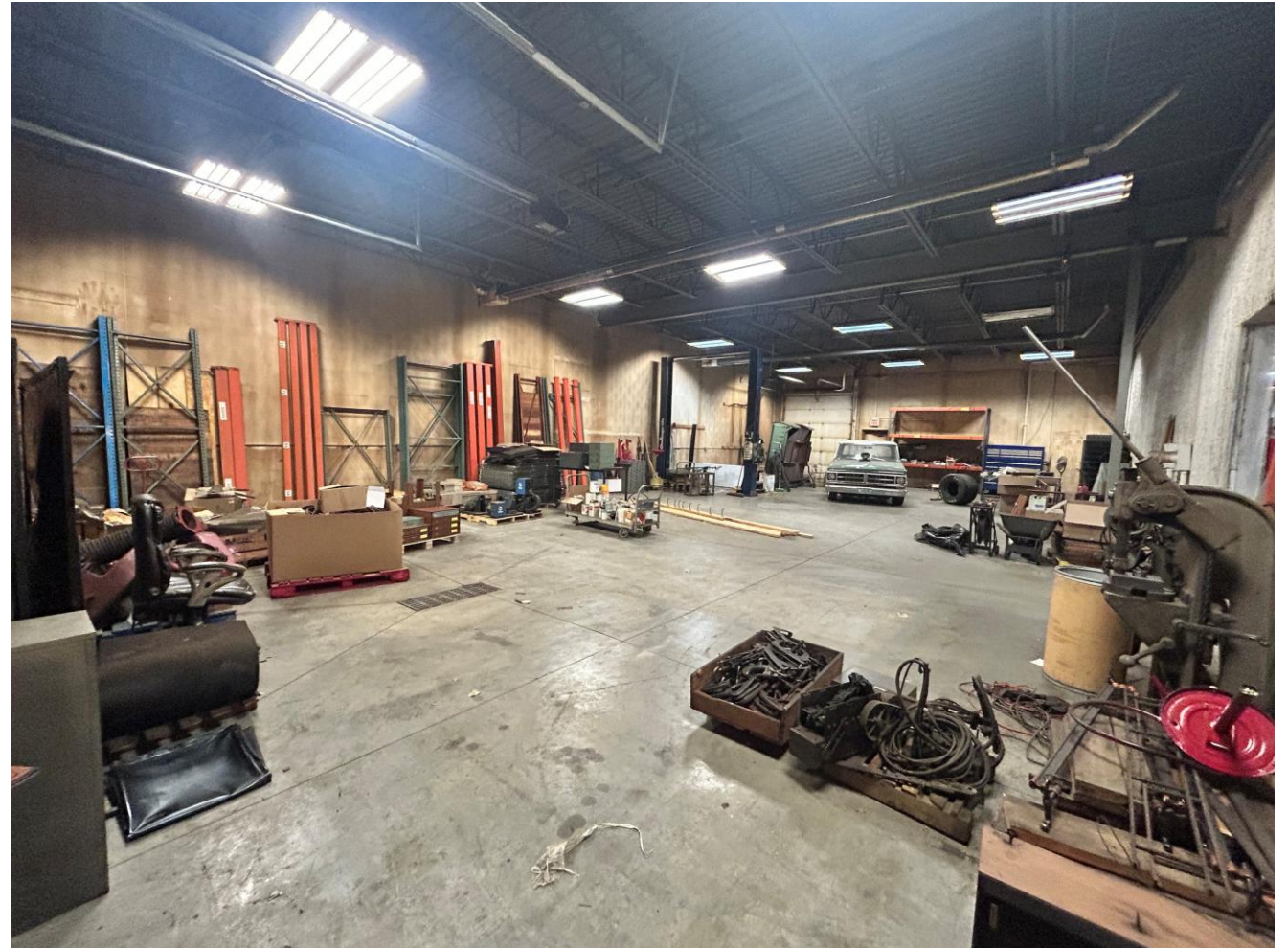
Bridge crane

Radiant heat throughout

Air make-up system

Ability to multi-tenant

- Water & restroom stubs to five bays
- Gas hook-ups for five bays; convertible metering
- Separate water meters
- Conversion ability to separate electrical meters



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Building constructed 1980

- Built-up roof (tar & gravel), installed year 2000
- Pre-stressed concrete walls
- Five bays 40' x 60', each with 14' tall drive-in

Addition in 2006

- Rubber membrane roof, year 2006
- Block construction
- 3,000sf open space
- Two 12' tall drive-ins on opposite ends (drive-thru)

14'6" clear height

Three existing restrooms



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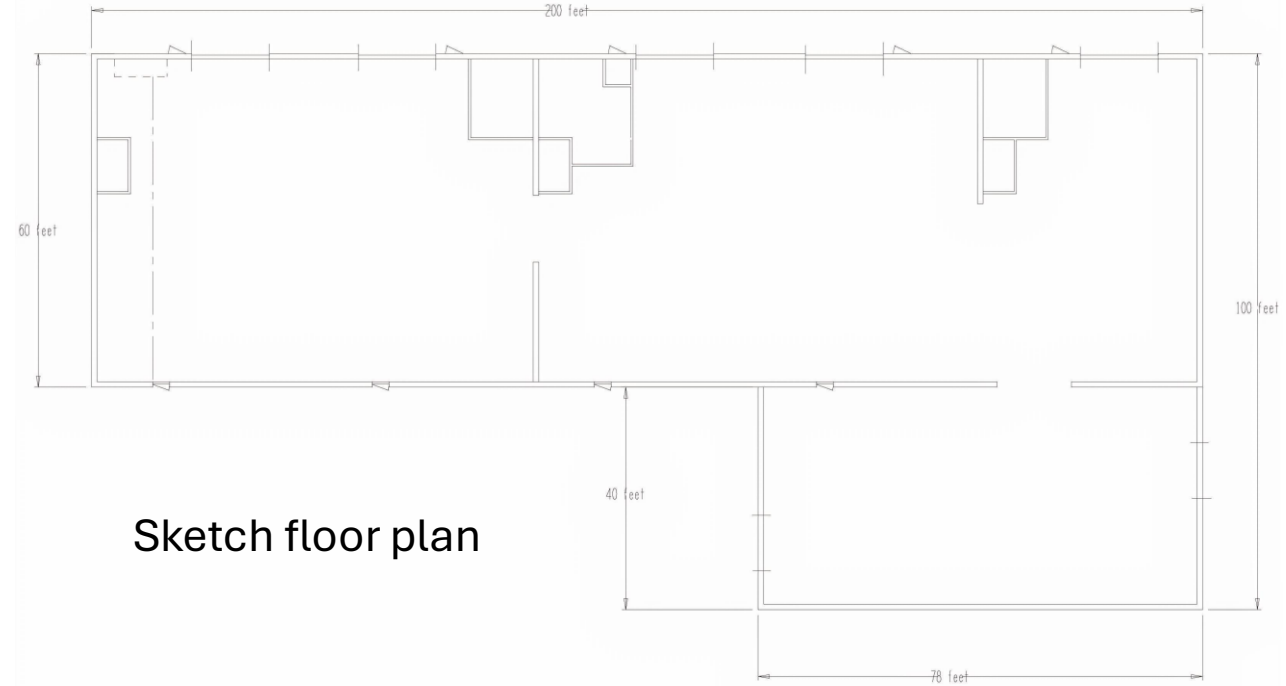


1.54 acre lot

Up to 29,360sf (0.67 acres) potential outside storage

OR

building expandability



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Disclaimer

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