

INDUSTRIAL FOR LEASE

1799 COUNTY ROAD 90

1799 COUNTY ROAD 90, MAPLE PLAIN, MN 55359



4800 SF OFFICE/WAREHOUSE FOR LEASE

**KW COMMERCIAL | MINNETONKA**

13100 Wayzata Blvd #400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JEFFREY STEDMAN**

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# EXECUTIVE SUMMARY

1799 COUNTY ROAD 90



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5000/mo Modified Gross
<b>AVAILABLE SF:</b>	4800 SF
<b>WAREHOUSE SF:</b>	approx. 3600 SF
<b>CLEAR HEIGHT:</b>	20' to joist 16' to radiant tubes
<b>OFFICE:</b>	approx. 1200 SF
<b>MEZZANINE:</b>	approx. 1200 SF (bonus space)
<b>DRIVE IN DOOR:</b>	9' W x 12'H
<b>POWER:</b>	3 phase
<b>ZONING:</b>	Light Industrial

## PROPERTY HIGHLIGHTS

- Very visible and easily accessible commercial building along Hwy 12
- Warehouse with office and mezzanine
- Mezzanine has forklift and stairway access
- Warehouse has radiant heat; drive in and service entry south side
- Main office entry on east side with natural light
- Monument signage & entry area signage available
- Tenant pays for sewer, snow removal, lawn care & common utilities (gas, electric) own utilities, trash, Internet, phone



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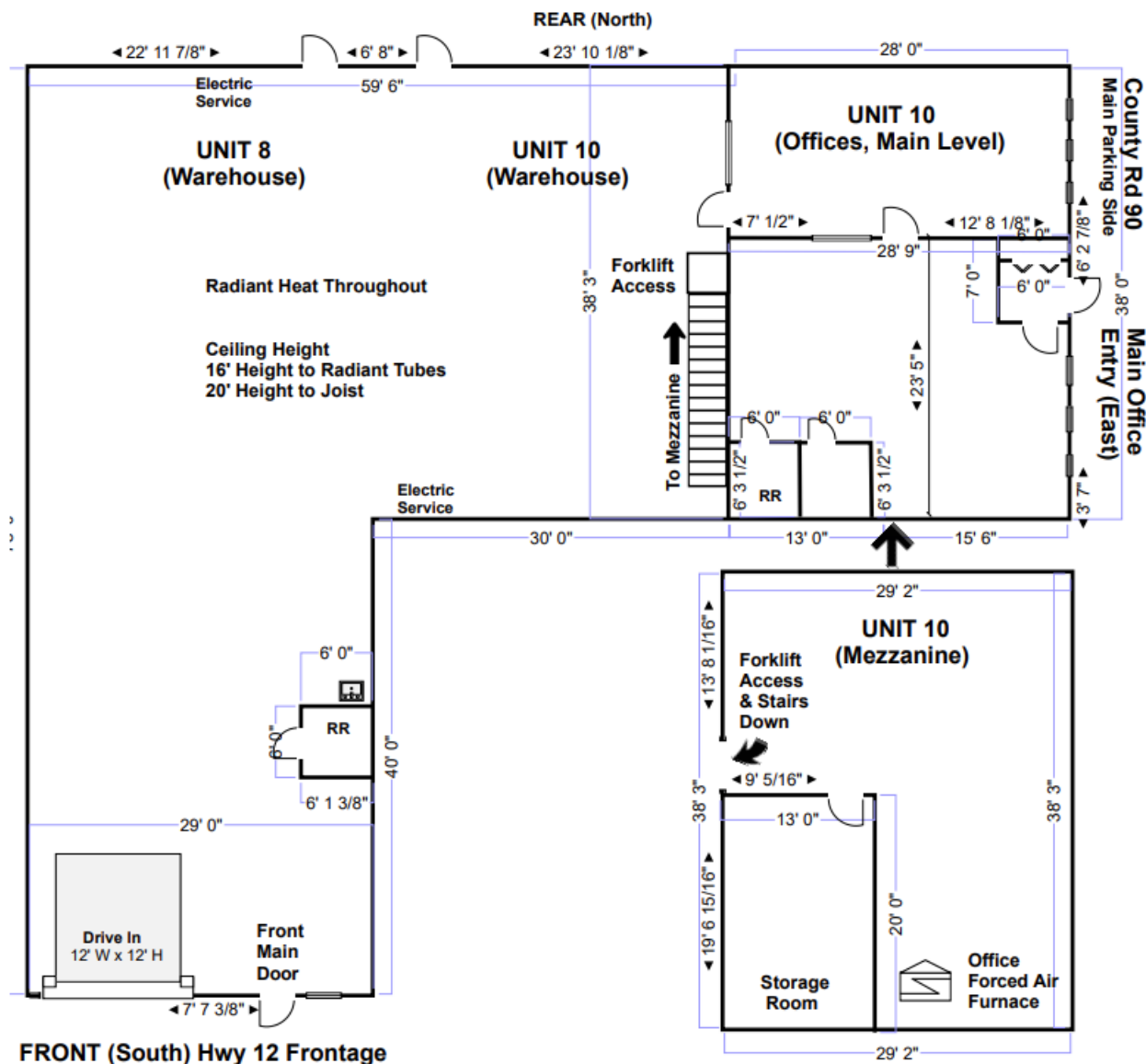
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# FLOOR PLAN UNIT 8 & 10

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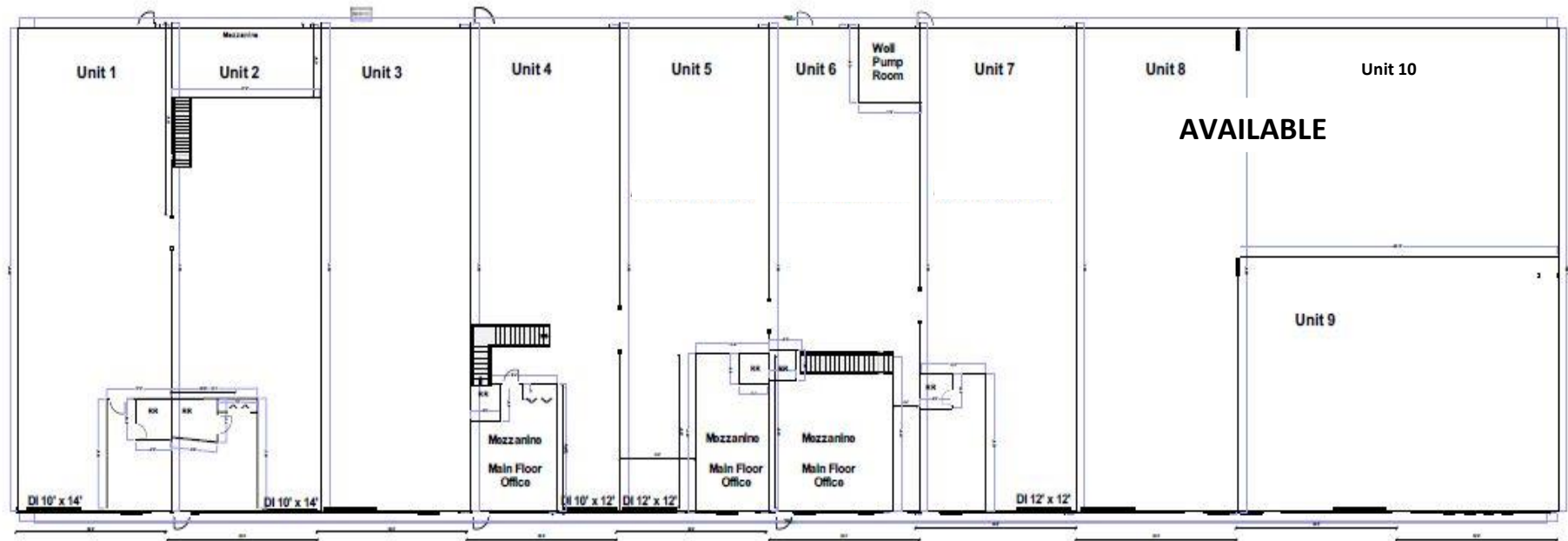
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# SITE PLAN

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# LOCATION MAPS

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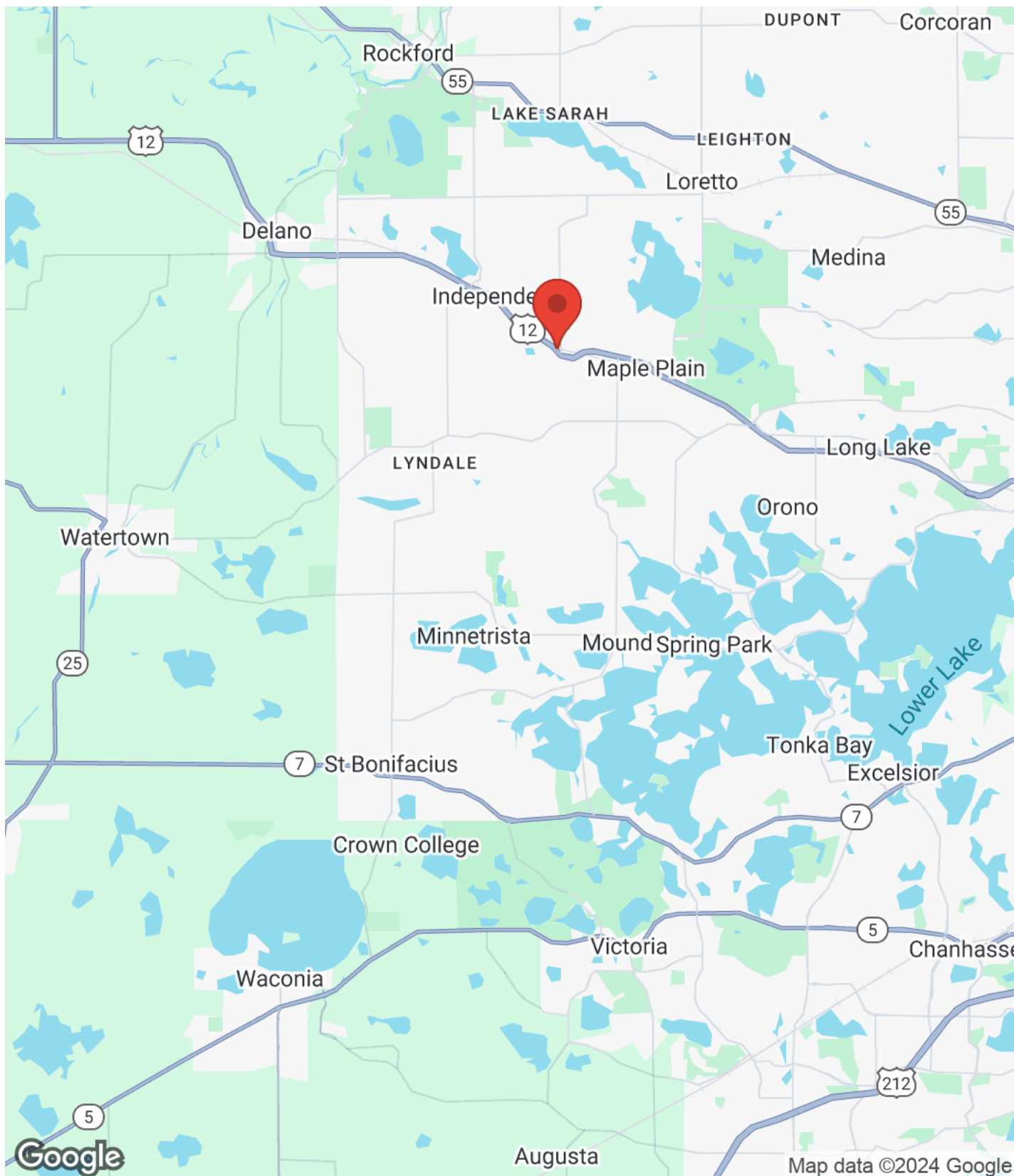
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# REGIONAL MAP

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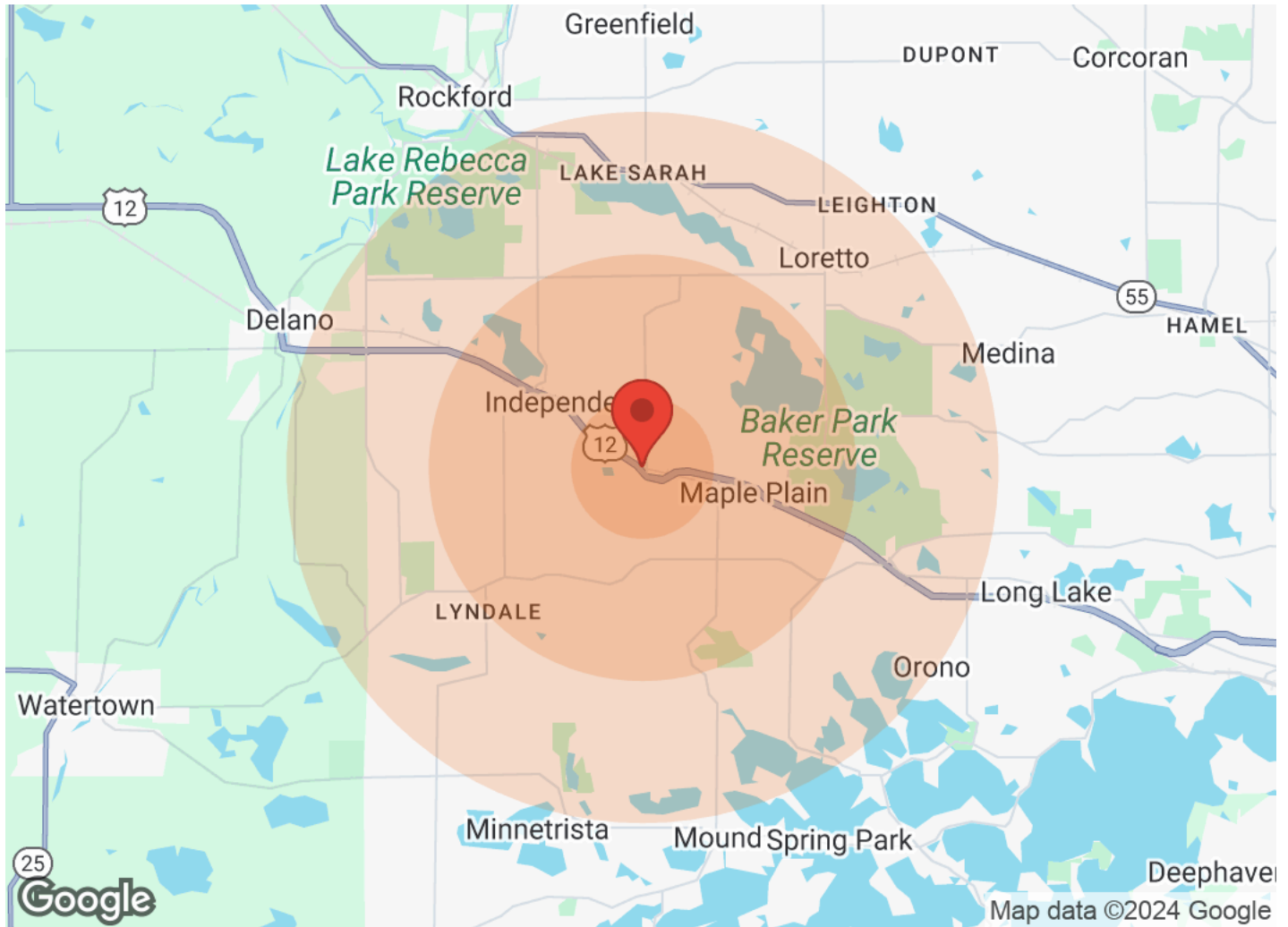
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	2,627	7,967	Median	N/A	\$79,464	\$79,464
Female	N/A	2,700	7,853	< \$15,000	N/A	74	437
Total Population	N/A	5,327	15,820	\$15,000-\$24,999	N/A	112	313
				\$25,000-\$34,999	N/A	103	343
				\$35,000-\$49,999	N/A	217	566
				\$50,000-\$74,999	N/A	335	1,050
				\$75,000-\$99,999	N/A	283	1,061
				\$100,000-\$149,999	N/A	468	1,199
				\$150,000-\$199,999	N/A	171	403
				> \$200,000	N/A	217	744
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	919	2,828	Total Units	N/A	2,103	6,492
Ages 15-24	N/A	800	2,329	Occupied	N/A	1,986	5,980
Ages 25-54	N/A	1,819	5,619	Owner Occupied	N/A	1,652	5,009
Ages 55-64	N/A	802	2,312	Renter Occupied	N/A	334	971
Ages 65+	N/A	987	2,732	Vacant	N/A	117	512
Race	1 Mile	3 Miles	5 Miles				
White	N/A	5,269	15,675				
Black	N/A	14	15				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	91	163				
Multi-Racial	N/A	86	228				

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