

**2075 PROSPERITY RD**  
MAPLEWOOD, MN



**MONARCH**

COMMERCIAL REAL ESTATE



**FOR SALE • \$1,850,000**

**KYLE KALIVODA**

DIRECTOR

KYLE@MONARCHCRE.COM

763 242 8127

**MONARCHCRE.COM**

## PROPERTY HIGHLIGHTS:

- Rare owner/user opportunity!
- Excellent location
- Entire building climate controlled
- New rooftop units (4) – replaced in 2023
- 1 dock (12' x 12')
- 1 drive-in (10' x 12')
- 16' clear in warehouse
- Ample parking – 25 stalls
- LED lighting throughout warehouse
- Energy efficient building – solar installed



<b>Address</b>	2075 Prosperity Rd, Maplewood, MN 55109
<b>Building Size</b>	12,505 SF (1st Level), 3,100 SF Mezz, 15,605 SF Total
<b>Lot Area</b>	1.45 Acres
<b>Original Built</b>	1972 (~5,000 sq.ft)
<b>Addition Built</b>	2000 (~10,500 sq.ft)
<b>Clear Height</b>	16'
<b>Dock</b>	12' x 12'
<b>Drive In</b>	10' x 12'
<b>Power</b>	800A, 120/208v, 3 phase
<b>Zoning</b>	MU: Mixed Use
<b>Sprinkler</b>	Fully Sprinklered
<b>2024 Taxes</b>	\$55,739.04
<b>Sale Price</b>	\$1,850,000
<b>Lease Rates</b>	Negotiable

### KYLE KALIVODA

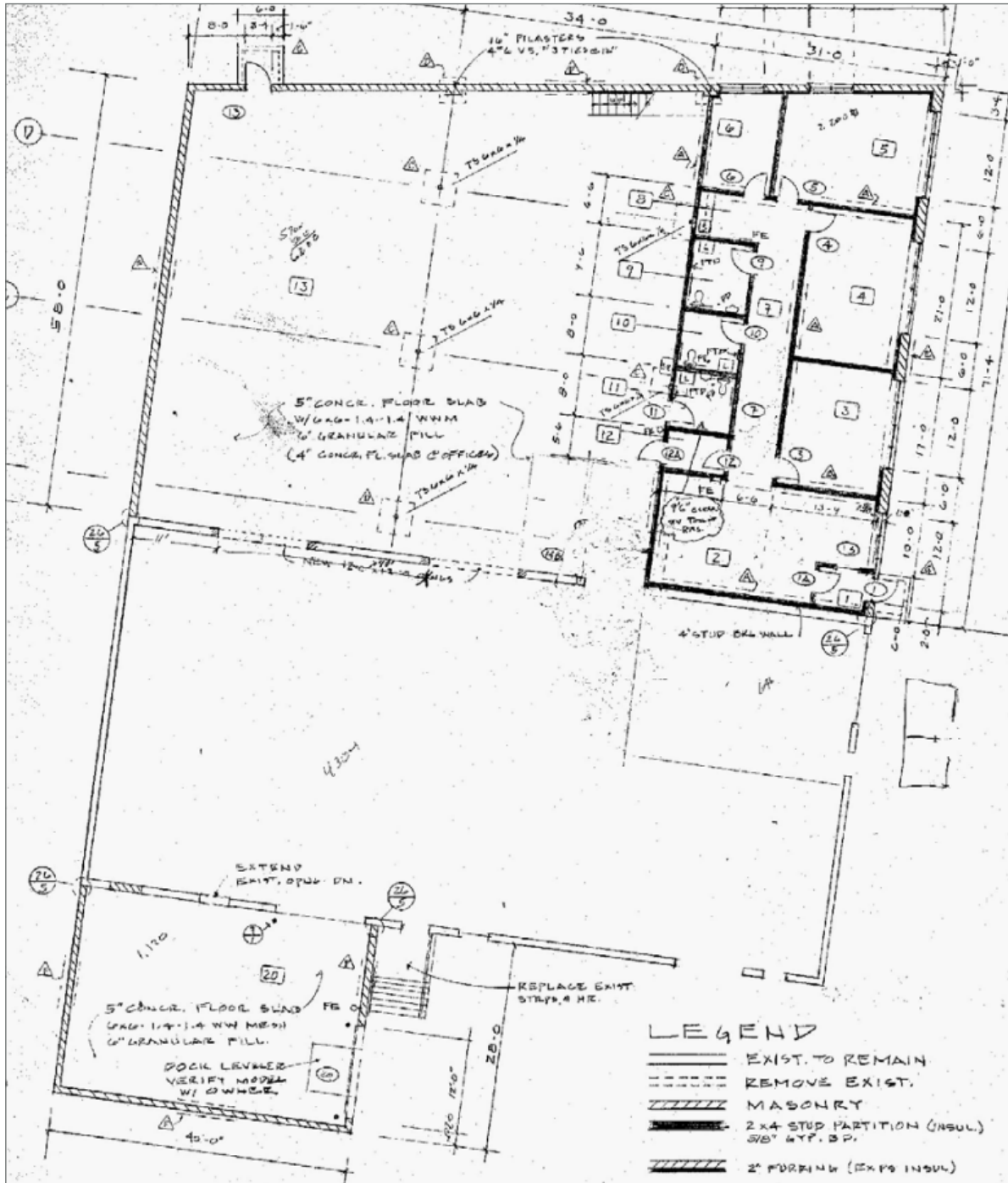
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# FLOOR PLAN



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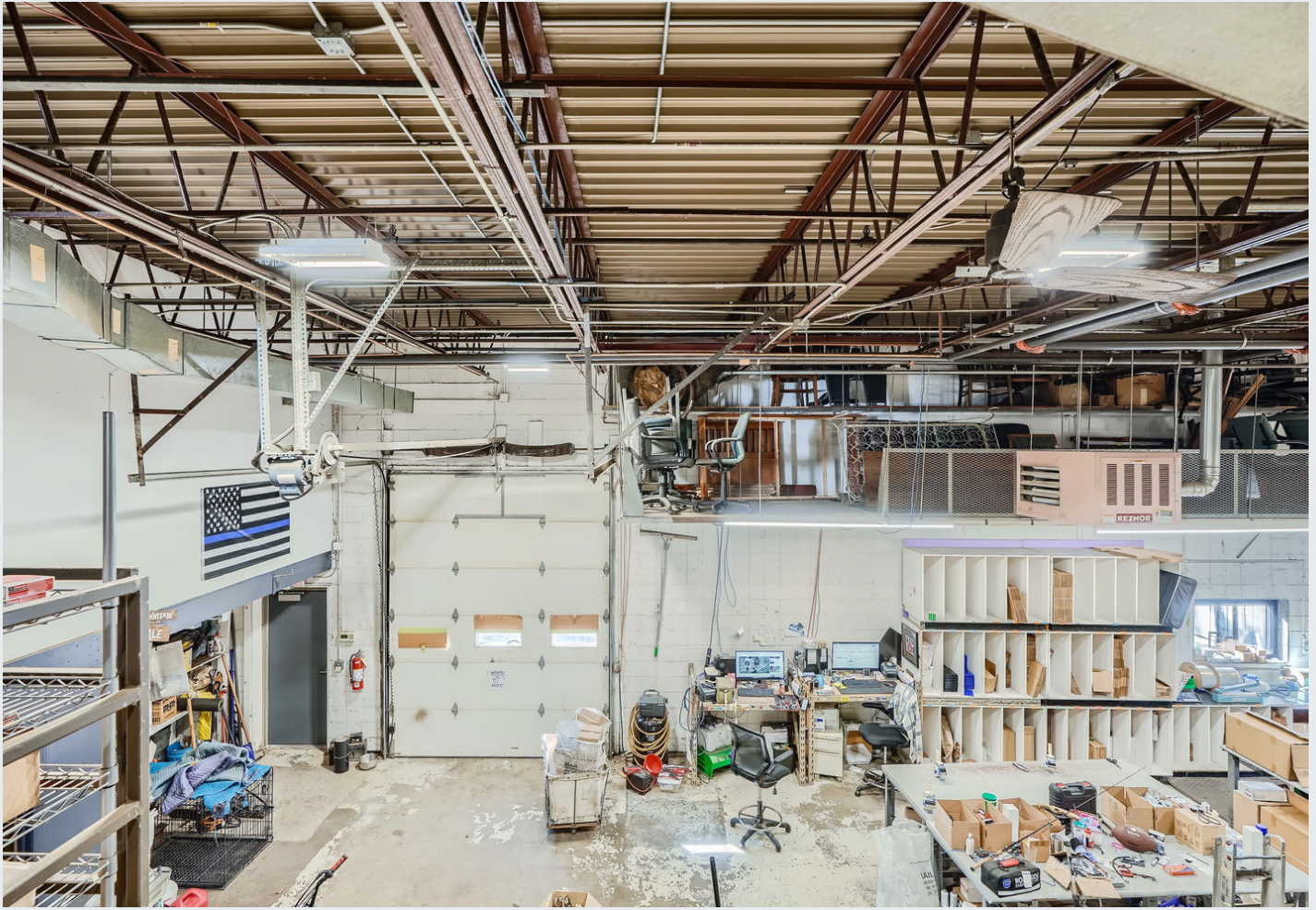
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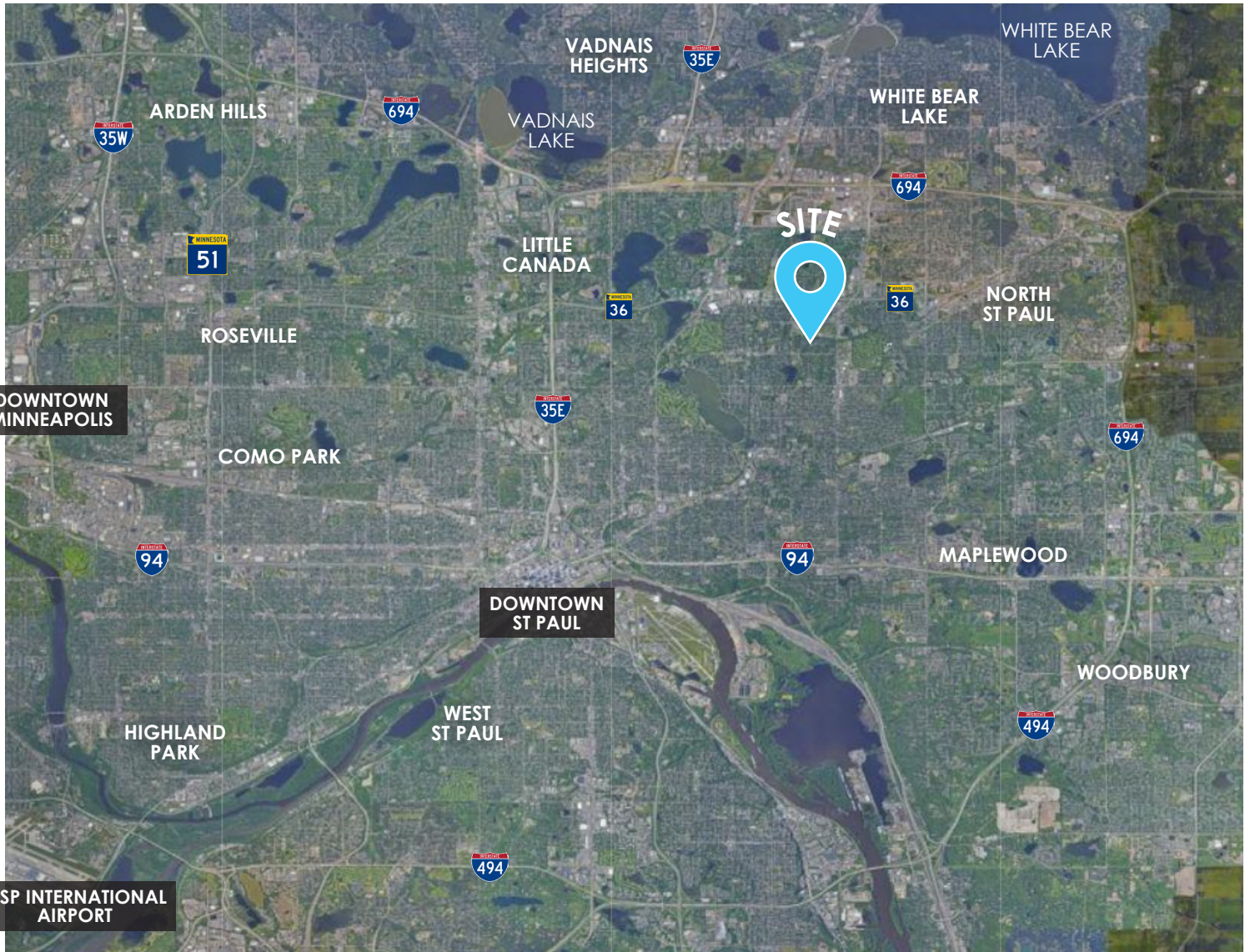
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# AERIAL MAP



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