

WAREHOUSE FOR LEASE

COUNTY ROAD 90/HWY 12

1799 COUNTY ROAD 90, INDEPENDENCE, MN 55359



2250 SF WAREHOUSE/OFFICE FOR LEASE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1799 COUNTY ROAD 90

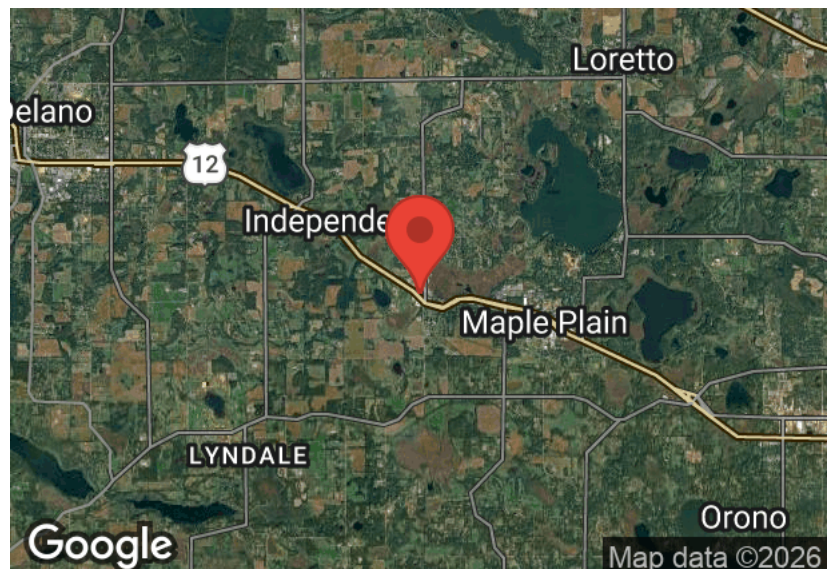


OFFERING SUMMARY

WH/OFFICE SIZE:	Warehouse: 1760 SF Office: 490 SF Total: 2250 SF
LEASE RATE:	\$2650/mo Modified Gross
CLEAR HEIGHT:	20' to joist 16' to radiant tube
DRIVE IN DOOR:	One DI: 10'H x 9'W
POWER:	3 phase, 200 amp
ZONING:	Light Industrial (warehouse, office, storage)

PROPERTY HIGHLIGHTS

- Prime Hwy 12 frontage with easy access
- Warehouse, office, mezzanine configuration
- Office & warehouse front entry doors; rear warehouse service door & DI door
- Drive-In door 10' high by 9' wide
- Monument & building signage available
- Tenant responsible for: pro rata share of sewer, snow removal, lawn care, and common utilities (gas & electric), plus tenant's own utilities, trash, internet and phone



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PROPERTY PHOTOS

1799 COUNTY ROAD 90



WAREHOUSE INTERIOR



MEZZANINE OVER LOOKING WH



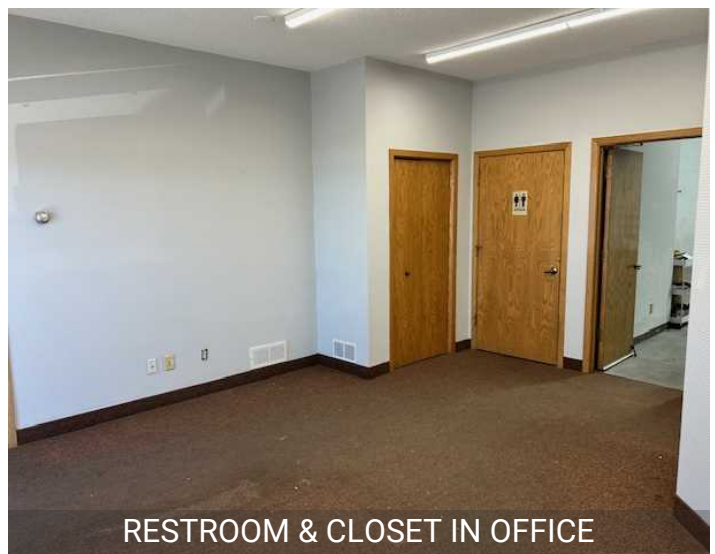
MEZZANINE



SINK IN WH UNDER MEZZANINE



OFFICE ON MAIN FLOOR



RESTROOM & CLOSET IN OFFICE

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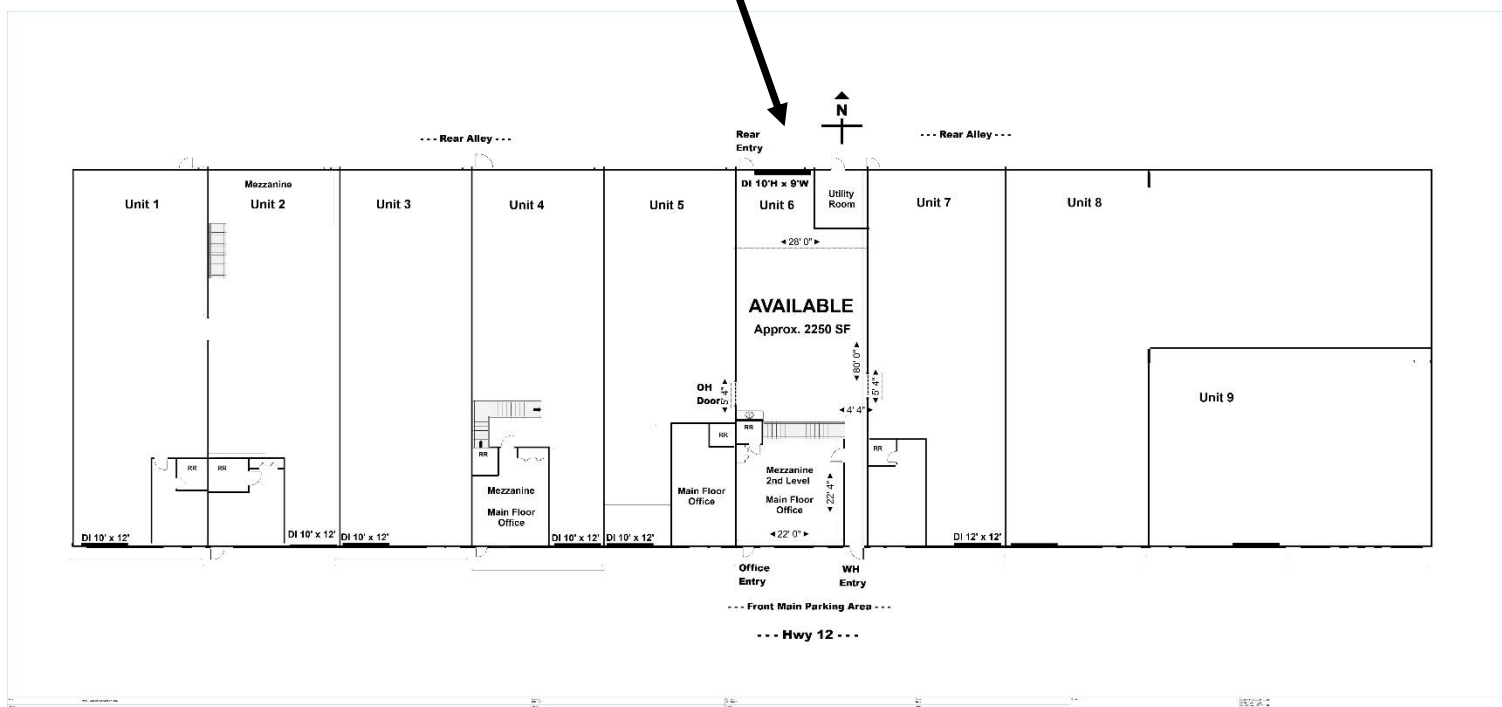


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UNIT 6 FLOORPLAN & SITE PLAN

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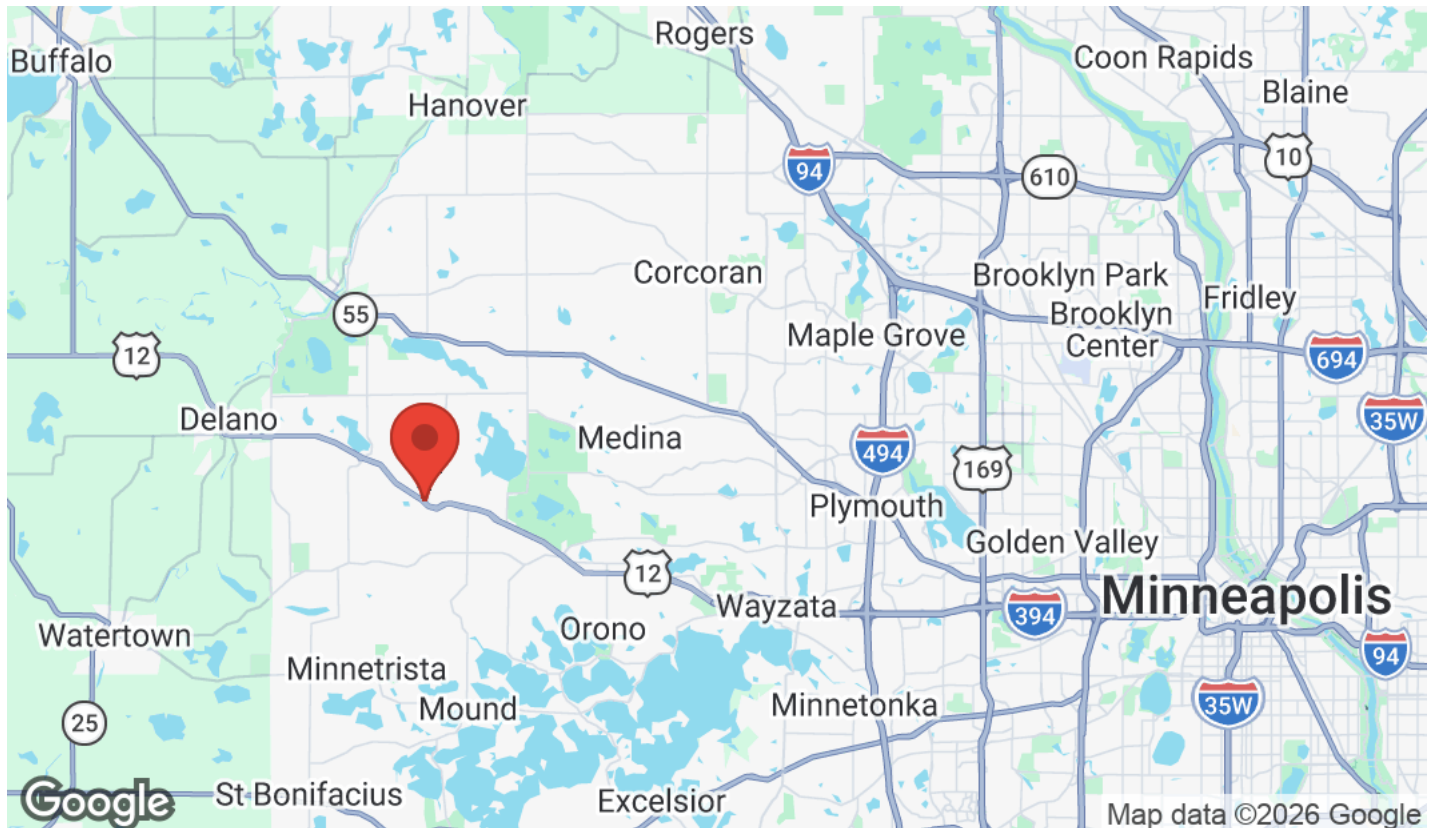
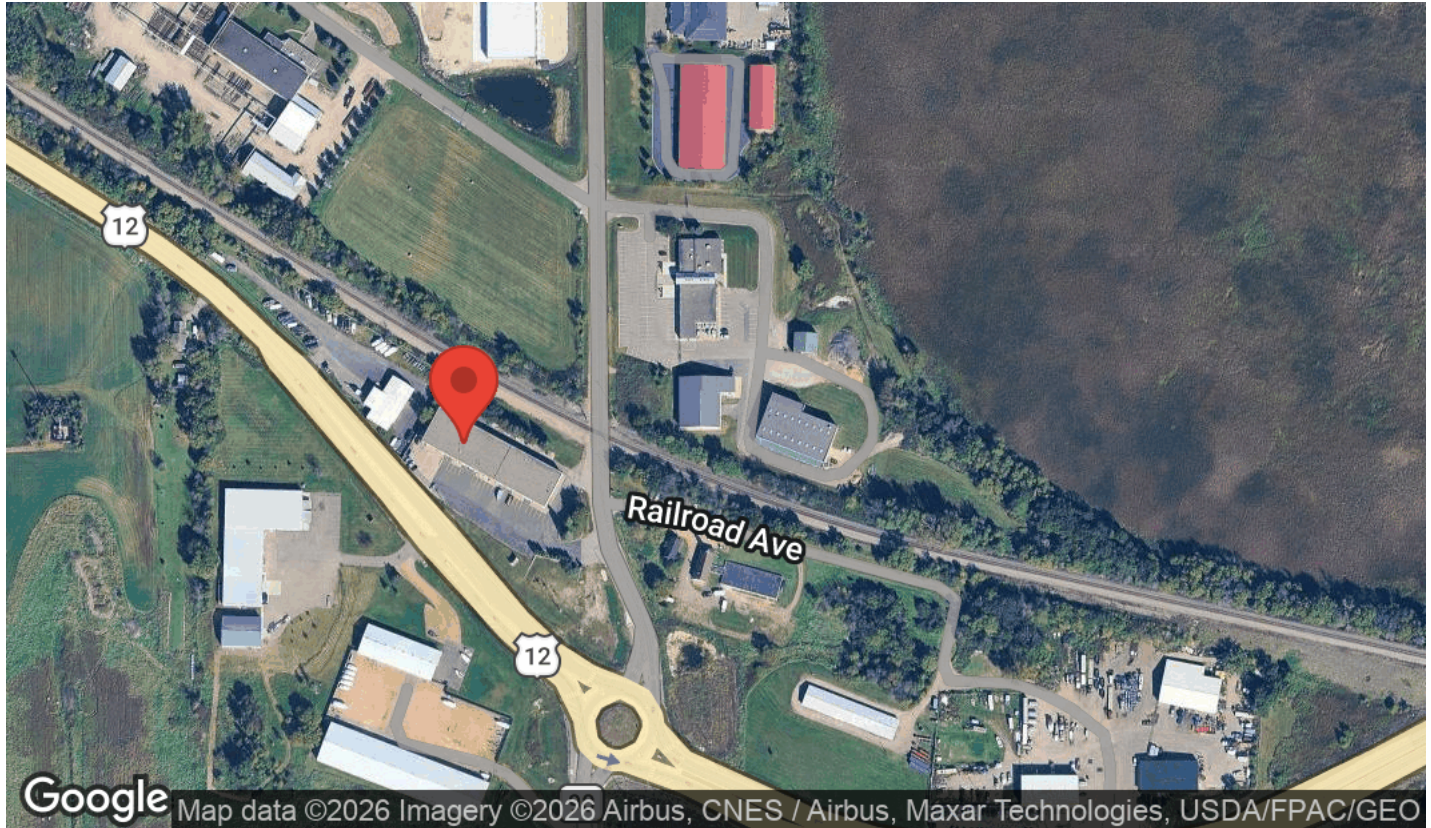
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LOCATION MAPS

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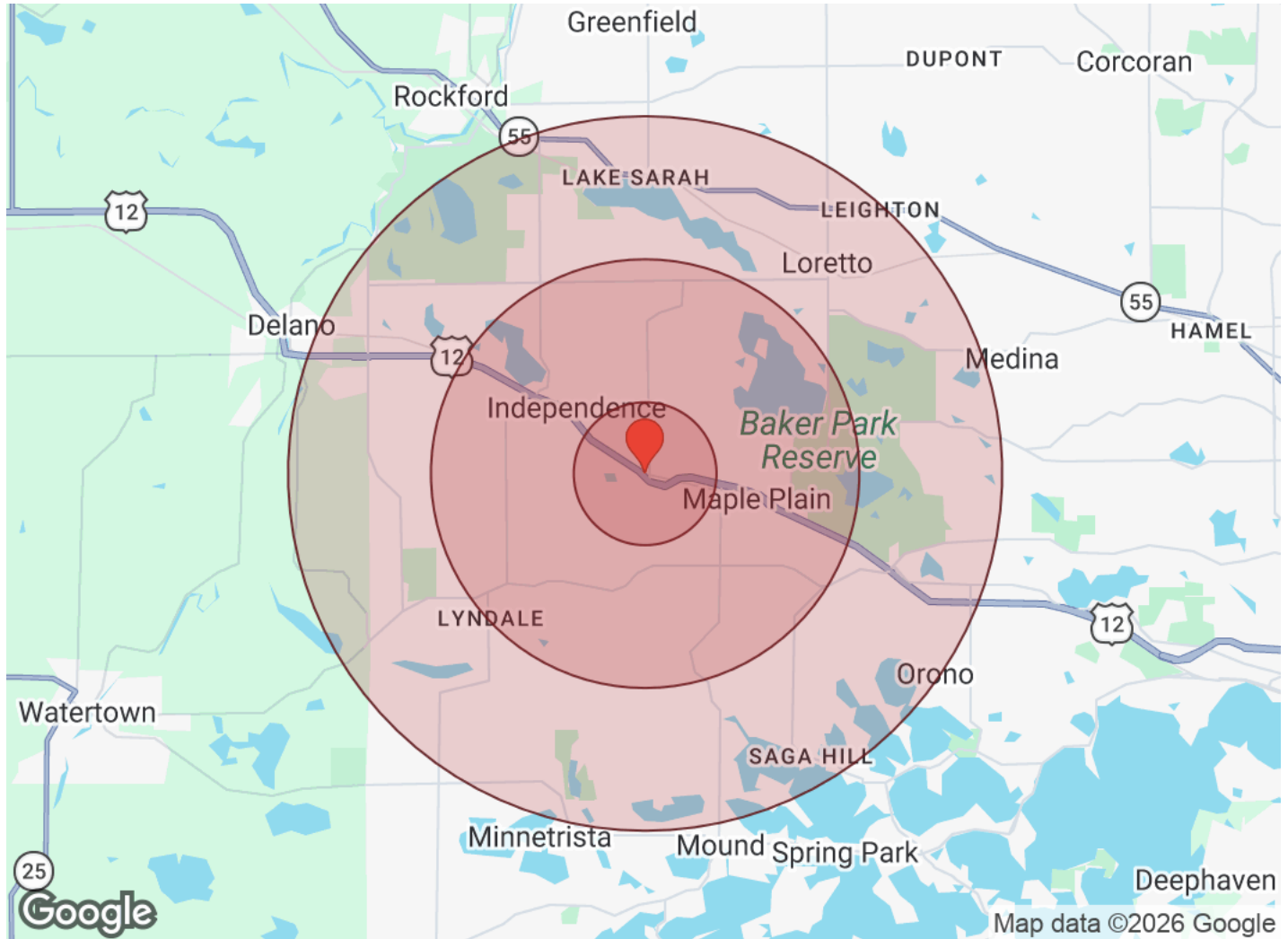
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DEMOGRAPHICS

1799 COUNTY ROAD 90



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	331	2,800	9,487
Female	291	2,546	9,093
Total Population	622	5,346	18,580

Housing	1 Mile	3 Miles	5 Miles
Total Units	253	2,224	7,842
Occupied	232	2,045	7,177
Owner Occupied	190	1,670	6,084
Renter Occupied	42	375	1,093
Vacant	20	180	665

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	117	1,020	3,469
Ages 15 - 24	59	534	1,994
Ages 25 - 54	207	1,779	6,194
Ages 55 - 64	106	892	2,970
Ages 65+	135	1,121	3,954

Income	1 Mile	3 Miles	5 Miles
Median	\$120,752	\$122,500	\$127,243
Under \$15k	6	93	480
\$15k - \$25k	11	72	250
\$25k - \$35k	5	61	221
\$35k - \$50k	17	130	397
\$50k - \$75k	33	266	792
\$75k - \$100k	26	235	711
\$100k - \$150k	38	357	1,207
\$150k - \$200k	30	224	868
Over \$200k	67	606	2,252

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