

# For sale or lease

5505 Manitou Rd, Shorewood, MN

42,096 SF (five buildings)

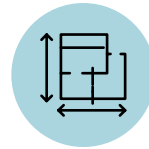
5+ acre site (outside storage not permitted)





# Property specifications

|                                   |   |
|-----------------------------------|---|
| <b>Address</b>                    | 5505 Manitou Rd, Shorewood, MN  |
| <b>Year Built</b>                 | Building A: 1963, 1974, 1997<br>Building D & E: 1963<br>Building C: 2012                            |
| <b>Office SF</b>                  | 9,964 SF  |
| <b>Warehouse</b>                  | 8,743 SF  |
| <b>Vehicle Storage</b>            | 9,000 SF  |
| <b>Fleet</b>                      | 3,837 SF  |
| <b>Cold Storage Building</b>      | 4,126 SF  |
| <b>Additional Vehicle Storage</b> | 6,336 SF  |
| <b>Service Yard</b>               | 89,500 SF (approx.)   |
| <b>Parcel Size</b>                | 5.63 acres (239,714 SF)   |
| <b>Loading</b>                    | Sixteen (16) drive-ins  |
| <b>Clear height</b>               | Warehouse - 14'11"<br>Fleet (bldg B) - 19'5"  |
| <b>Power</b>                      | 1600 amp 120/208 volt, 3 phase  |
| <b>Car parking</b>                | 65 stripped stalls  |
| <b>Access</b>                     | Hwy 7, Hwy 62, and I-494  |
| <b>Sprinkler</b>                  | Not sprinklered   |
| <b>Cell Tower</b>                 | The radio components will be relocated. The tower itself is Xcel owned and will stay with the site. |
| <b>Gas Island</b>                 | Gas and diesel tanks to be relocated  |
| <b>Asking Price</b>               | Negotiable  |
| <b>Property Taxes (2025)</b>      | \$96,698 (\$2.29 PSF)   |
| <b>Zoning</b>                     | C-1 (General Commercial District)   |



Prime redevelopment opportunity



Five buildings on property



Located within two miles of Downtown Excelsior



Close proximity to Highway 7





# Site aerial





# Floor plan - Building A





# Building photos



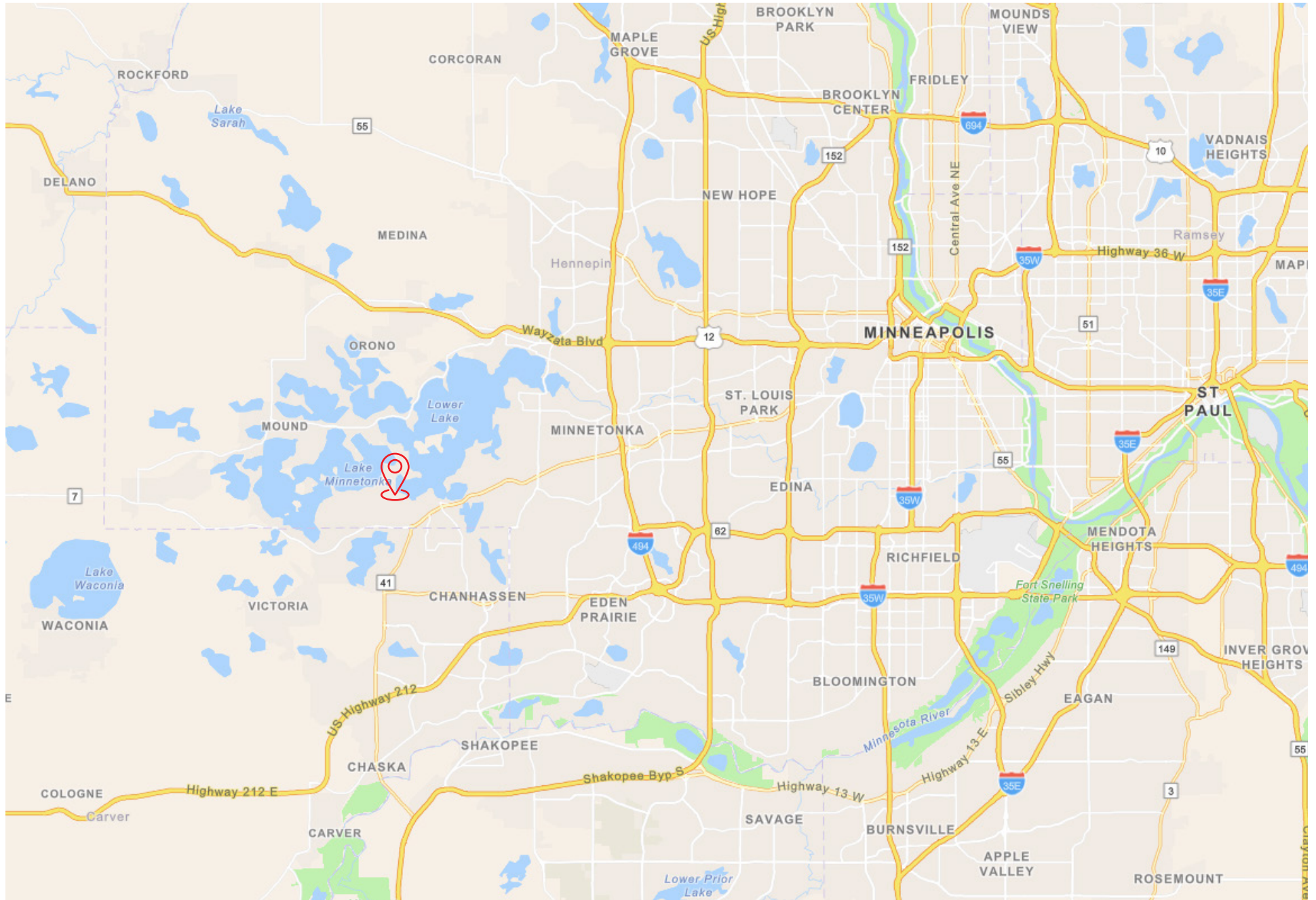


# Building photos





# Location map





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