

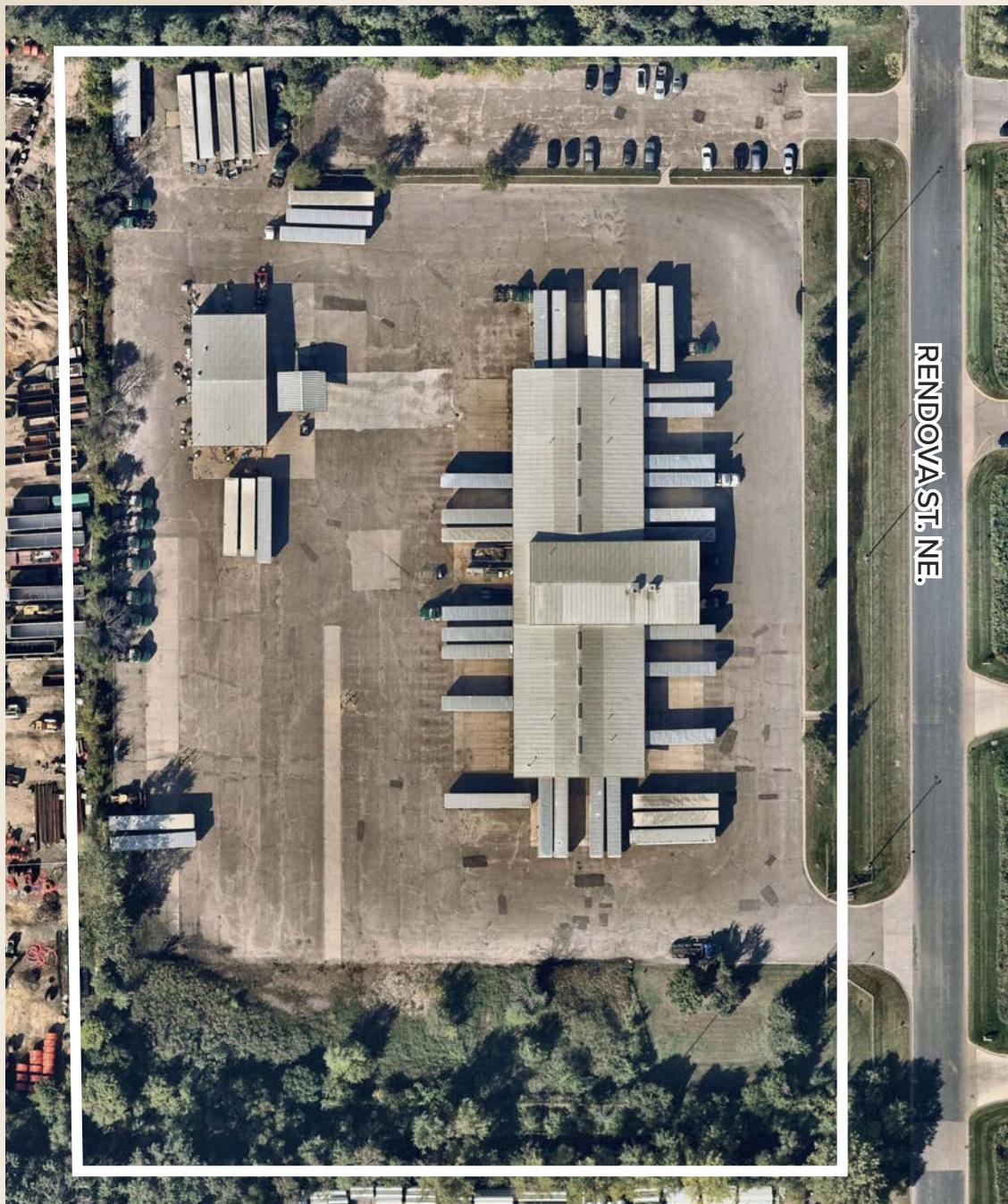
For Lease or Sale

8600 Rendova

8600 RENDOVA ST. NE., CIRCLE PINES, MN 55014

Crossdock Truck Terminal and Shop with IOS

CBRE



Property Overview

Location and Property Information



Location Description

The city of Circle Pines is located in Anoka County in East Central Minnesota. It offers the mix of a rural and suburban atmosphere. Circle Pines has seen a steady population growth, increasing by 25% in the last decade.

Here are some factors that make Circle Pines, Minnesota a great place for an outdoor storage business:

- Proximity: Located just North of the Twin Cities, Circle Pines benefits from its proximity to a large and affluent population, providing a built-in customer base.
- Limited Competition: Compared to other cities in the Twin Cities area, it has relatively few outdoor storage facilities, leaving room for new businesses to establish themselves.
- Affordable Land and Zoning: The city's zoning regulations and land prices are relatively favorable for outdoor storage businesses, making it an attractive location for entrepreneurs.

PID

35-31-23-33-0005

Buildings

2

Crossdock

Est. 23,900 SF

Year Built

1987

Shop

Est. 3,700 SF

Zoning

I-2A Heavy Industrial

Office Size

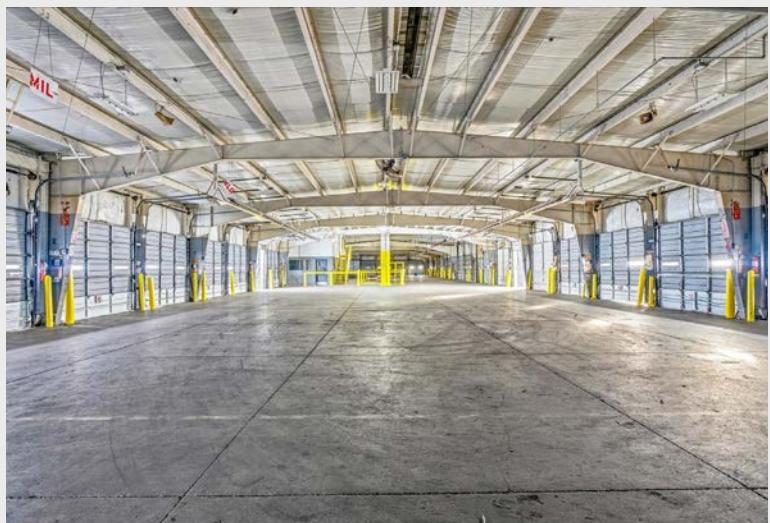
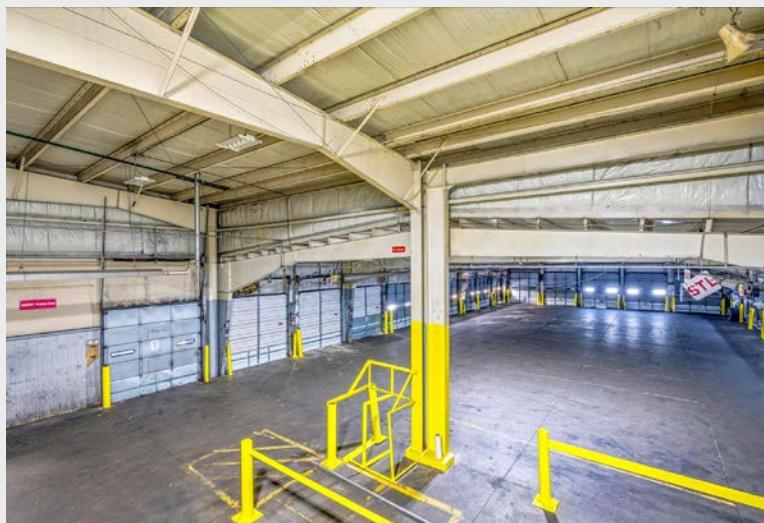
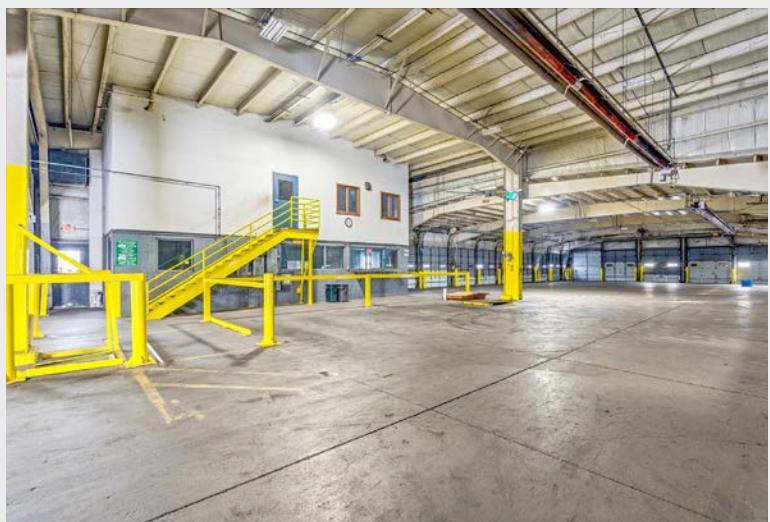
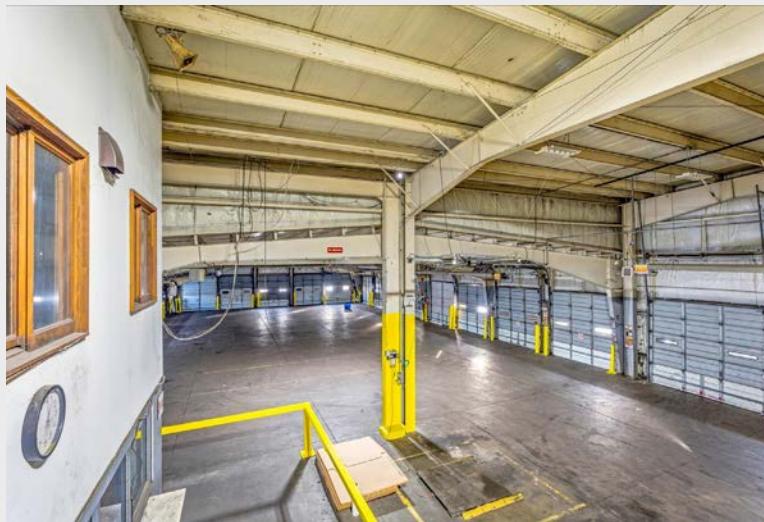
Est. 4,000 SF

Property Size

Est. 7.68 acres

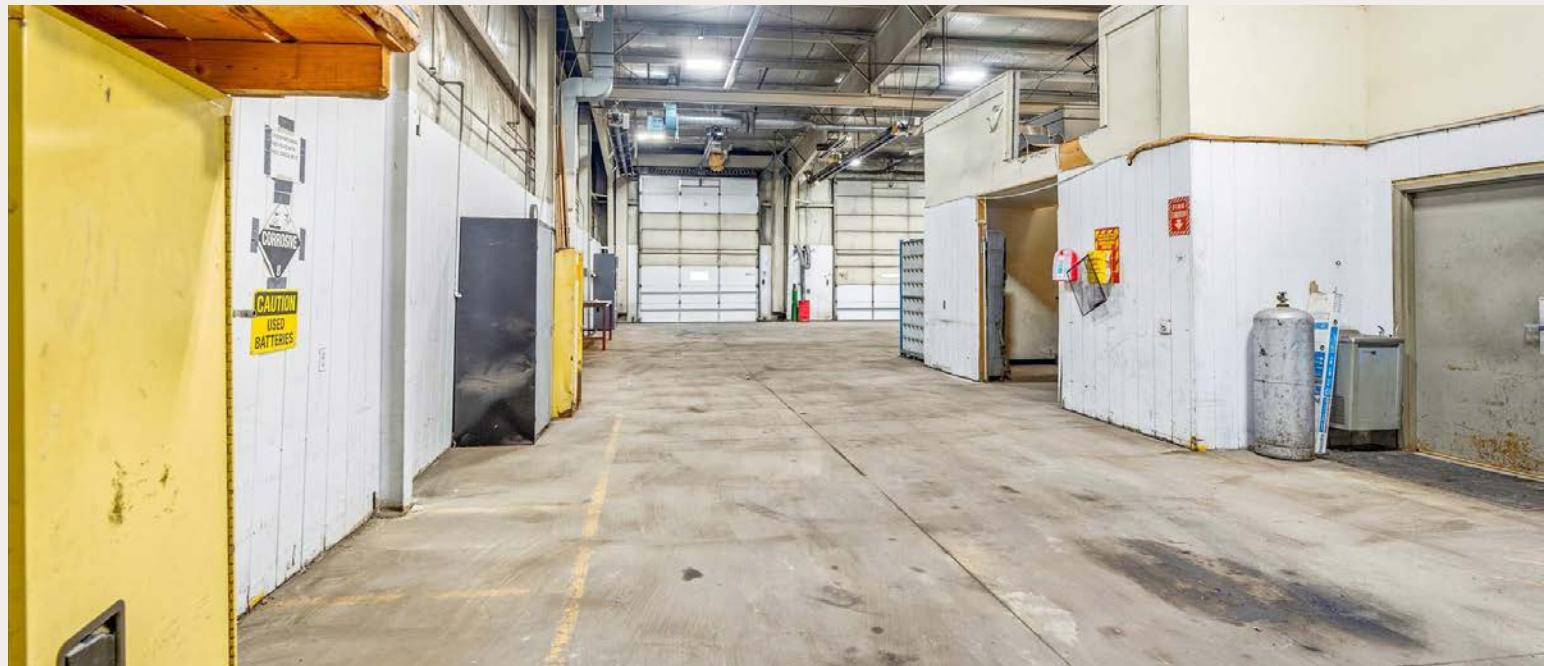
Crossdock Overview

- Est. 47 Dock Doors
- Est. 13-18Ft Clear Height
- LED Lighting
- Dock Levelers
- Radiant Heat



Maintenance Shop Overview

- 3 Overhead Doors
- Doors 16Ft H X 12Ft W
- Est. 16-18Ft Clear Height
- Heated and Insulated
- LED Lighting



Exterior Information

- Property Fenced and Secure
- Fully Lit with LED Lighting
- Paved Lot



Fuel Island

- 2 Tanks
- 10K Gallons Each
- 2 Diesel Pumps

Exterior Images



Office Photos





- Breakroom
- Employee lockers
- Expansive counter space and copiers
- ADA bathrooms



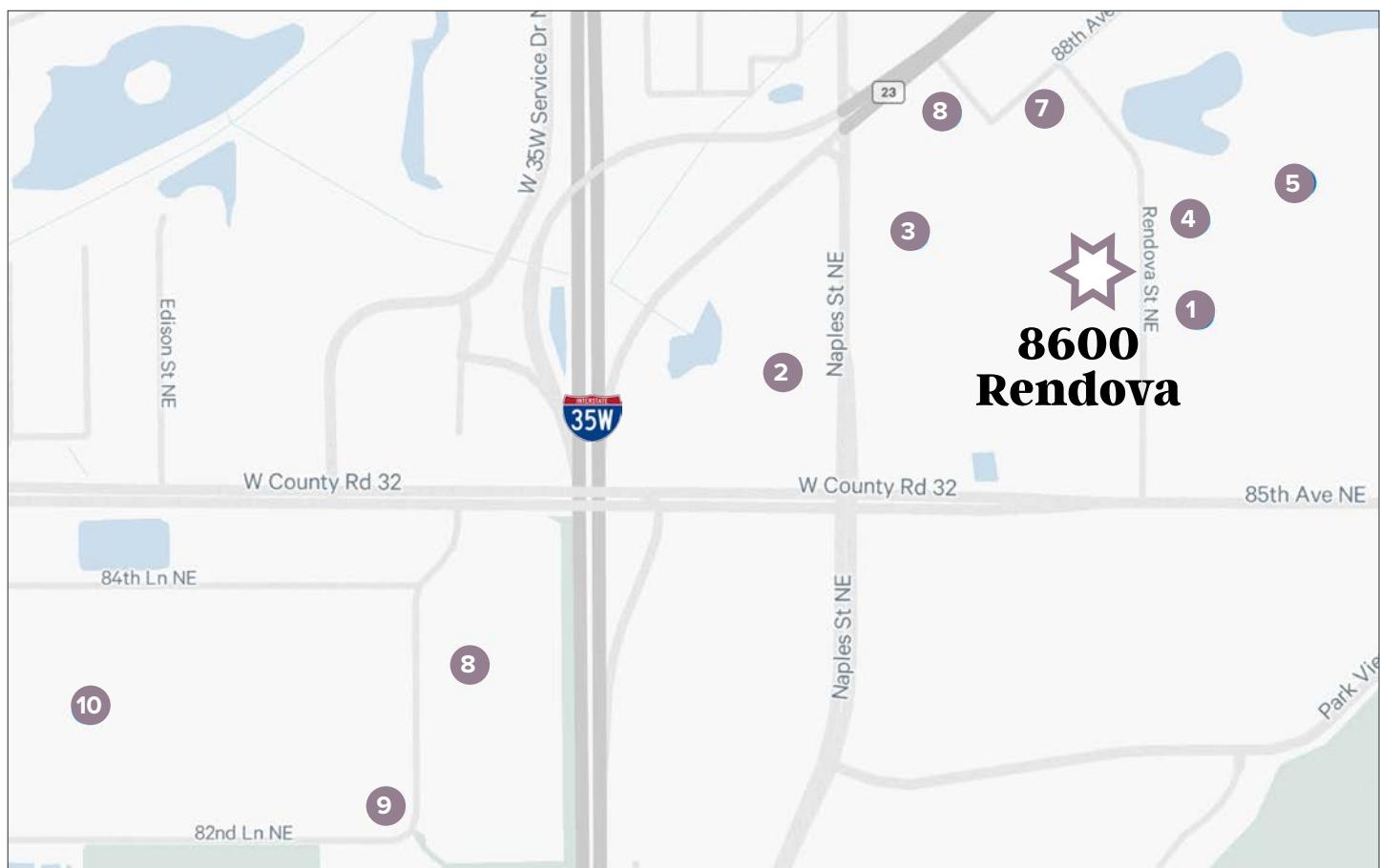
Area Overview

Transportation Data

| ROADWAY | VPD |
|----------------|------------|
| 35W | 77,984 VPD |
| HWY 10 | 12,599 VPD |
| LAKE DR. | 14,070 VPD |
| COUNTY RD. J W | 12,424 VPD |

Nearby Businesses

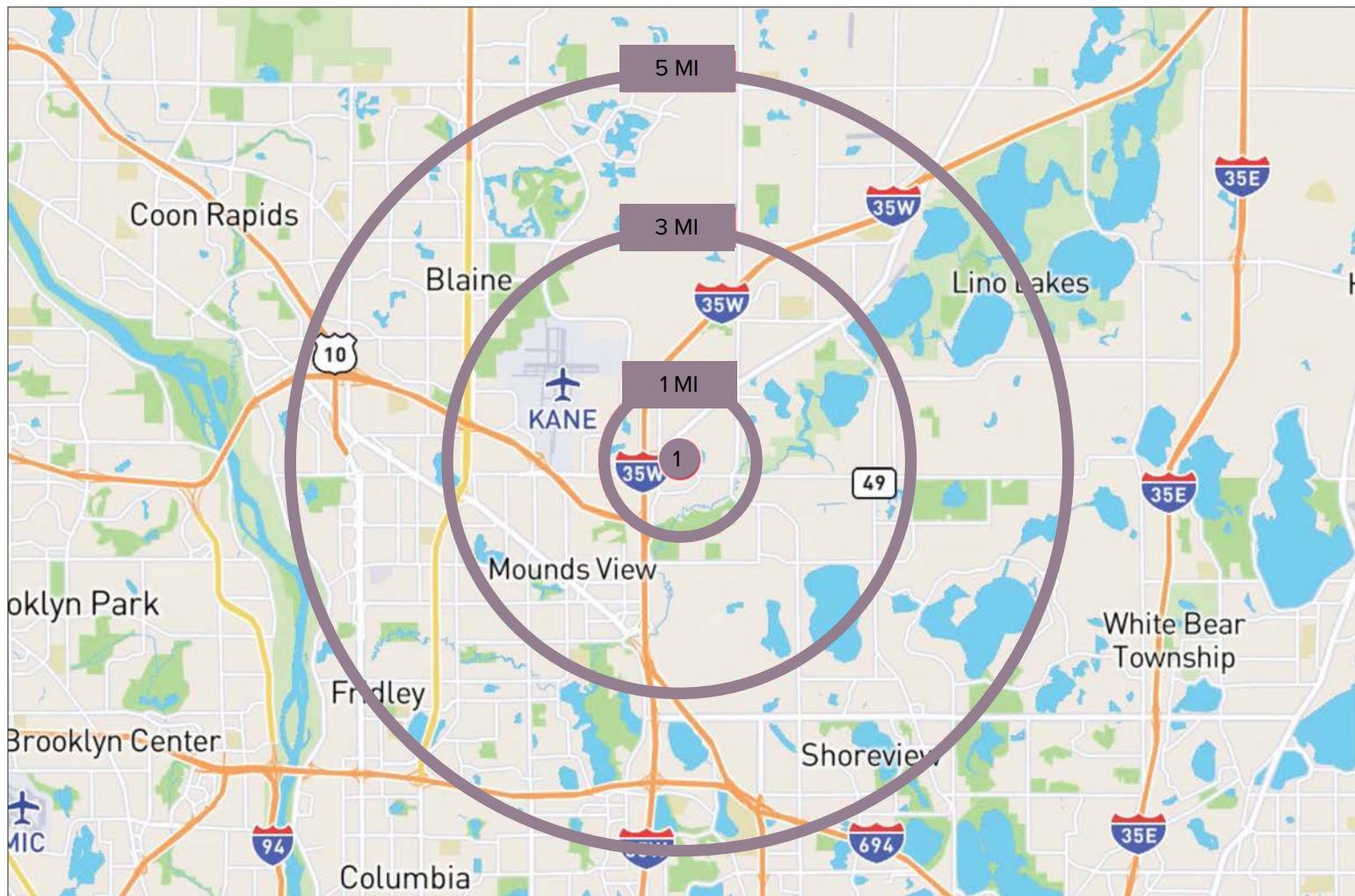
| # | COMPANY | INDUSTRY |
|----|-------------------------------|------------------|
| 1 | Kraus Anderson Construction | Construction |
| 2 | TForce Freight Service Center | Trucking Service |
| 3 | Nitti Companies | Waste |
| 4 | Republic Services | Waste |
| 5 | Old Dominion Freight Line | Trucking Company |
| 6 | Advanced Molding Tech | Manufacturer |
| 7 | US Mechanical, Inc. | Manufacturer |
| 8 | Dayton Rogers of MN | Metal Fabricator |
| 9 | Bauer Built Tire & Services | Truck Service |
| 10 | Carly Foundry Inc. | Manufacturer |



Area Overview

Demographics

| TYPE | 1 MILES | 3 MILES | 5 MILES |
|------------|---------|---------|---------|
| Population | 7,894 | 47,282 | 154,854 |
| Households | 3,297 | 18,247 | 58,694 |
| Businesses | 181 | 1,441 | 4,749 |
| Employees | 3,443 | 20,680 | 74,414 |



For Lease or Sale

CIRCLE PINES, MN 55014



8600 Rendova

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