

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

Crossdock

Est. 23,900 SF

Shop

Est. 3,700 SF

Office Size

Est. 4,000 SF

Buildings

2

Year Built

1987

Zoning

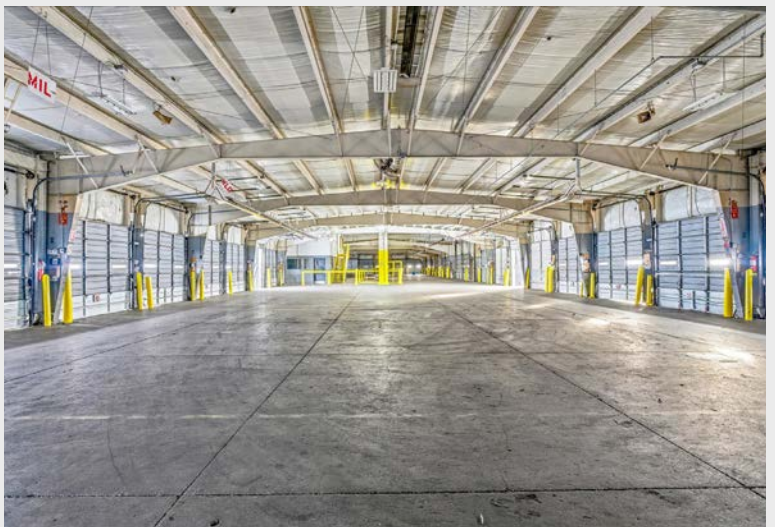
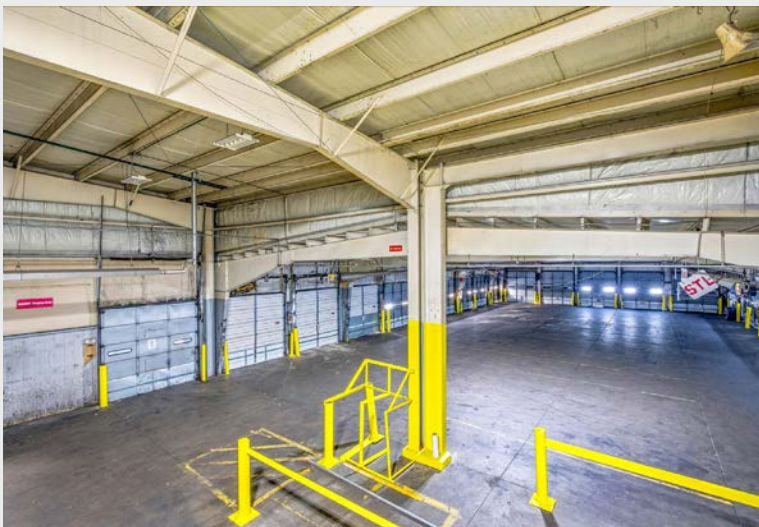
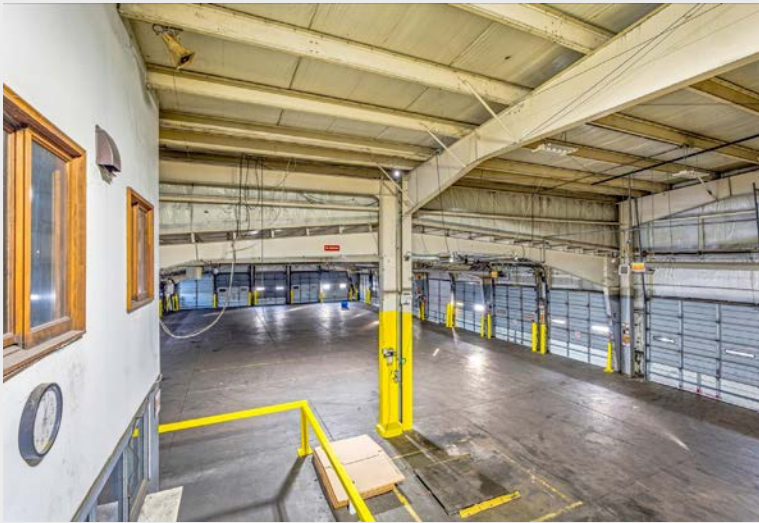
I-2A Heavy Industrial

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

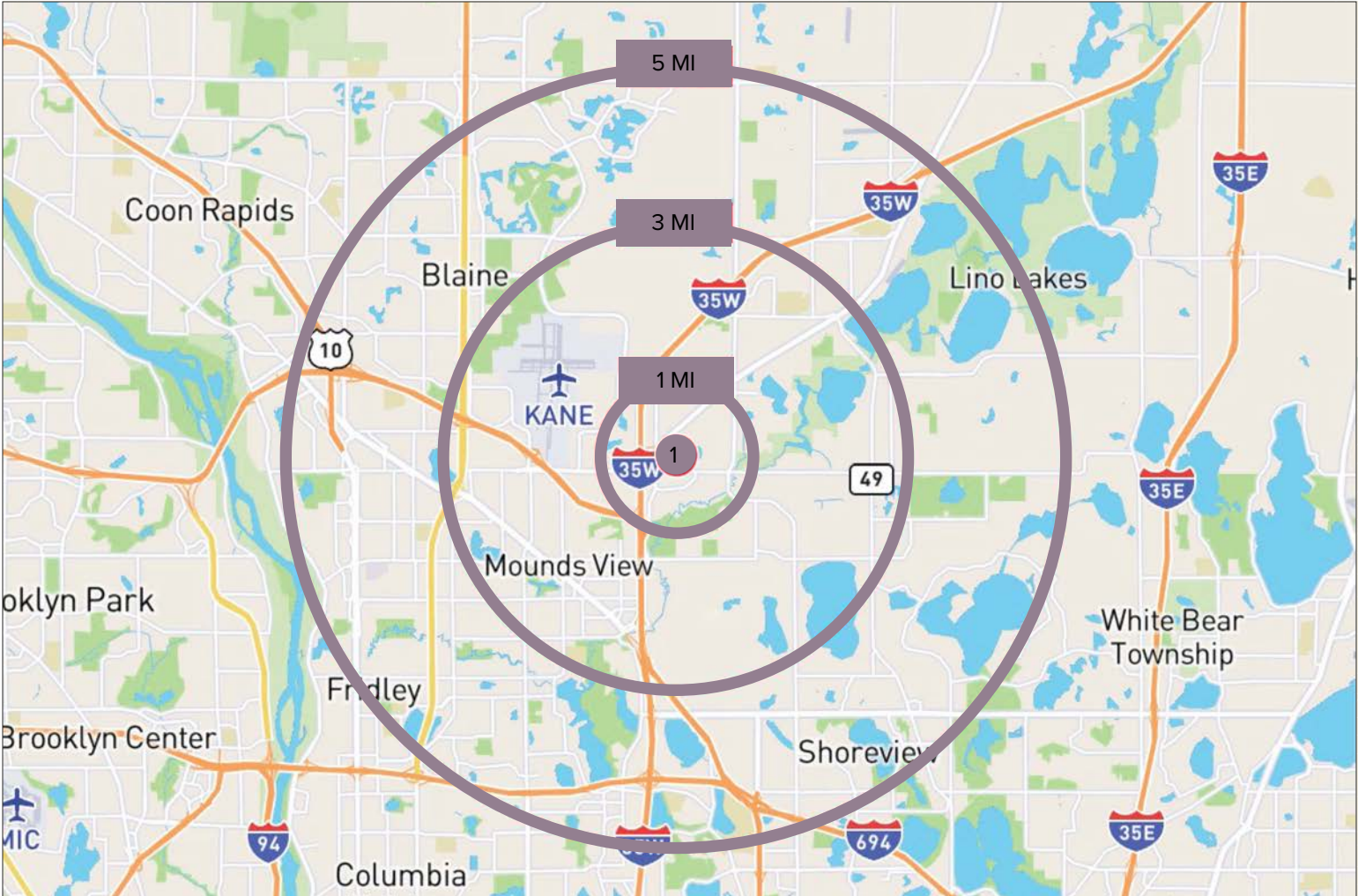
#	COMPANY	INDUSTRY
1	Kraus Anderson Construction	Construction
2	TForce Freight Service Center	Trucking Service
3	Nitti Companies	Waste
4	Republic Services	Waste
5	Old Dominion Freight Line	Trucking Company
6	Advanced Molding Tech	Manufacturer
7	US Mechanical, Inc.	Manufacturer
8	Dayton Rogers of MN	Metal 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



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NAPLES ST. NE

RENOVA ST. NE



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