

For Sale

169 Jenks Ave, St. Paul MN 55117



PROPERTY DETAILS

Lot size: 4.36 acres according to survey, add sq footage outside storage with paved lot.

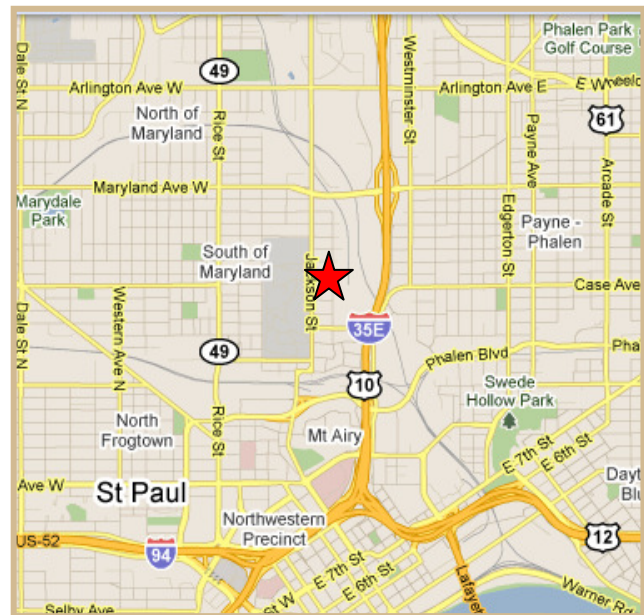
Building size: 73,508 SF Total

- **60,428 SF ft Warehouse**
- **7,000 SF ft Office**
- **6,080 SF ft Storage Bldg**

Additional details:

- **4 dock doors, 1 drive in door**
- **Excellent transportation access**
- **Ample power: 3,000 amps, 240 volts, 3 phase, Delta with a high leg**

LOCATION



7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

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CROSSROADS
PROPERTIES

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ADDITIONAL PHOTOS



Front of Building



Side of Building with Storage Area



Rear Dock area of Building



Outside Paved Parking and Storage

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AVAILABLE FOR SALE

Building Address:

169 Jenks Avenue
St. Paul, MN 55117

Property Type:

Office, Warehouse, Manufacturing

Zoning:

I-1, I-2, RT-1

Building size: 73,508 SF Total

- 33,714 SF ft – First Level
- 33,714 SF ft – First Level
- 6,080 SF ft Storage Bldg
- 2,000 SF ft Small Outside Storage Building

Land Size: 4.36 Acres – 189,755 SF Total

- Approximately 2 acres of outside storage available
- .5 acres paved – estimated
- .75 acres fenced – estimated

Building Age:

1966

Property ID numbers (5 in total):

30-29-22-13-0062, 30-29-22-13-0086, 30-29-22-13-0122, 30-29-22-13-0063, and 30-29-22-13-0015

Sale Price:

\$2,650,000.00

Property Taxes for 2007:

\$81,412.00

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AVAILABLE FOR SALE

Roof Type:

Built up tar and gravel

Roof Age:

12,312 SF was recently replaced – 60 mil TPO Overlay, with a 20 year warranty
Balance of the roof is 20 plus years old. Minor repairs, flashing and preventative maintenance has been performed. No roof problems at this time.

HVAC:

Detailed information packet available.

Utilities:

Previous annual expenses are available upon request.

Clear Height:

14 feet

Environmental reports:

Phase 1 Assessment completed by National Assessment Corporation in June, 1998.
The report is available for review.

Climate controlled server/computer room:

The building has a Liebert climate control system – room size is 11'6" X 9'6"

Floor Thickness:

Second floor is approximately 6" thick.
There is a section on the first floor where the automatic die cutters were placed that is 5"-6" thick.

Interior cranes:

No interior cranes currently in place

Air compressors or air lines:

Air distribution is throughout the entire building in the production areas.
Two air compressors: 1989 Atlas Copco 60HP screw and an Engersol Rand 25 HP screw.

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AVAILABLE FOR SALE**Floor drains and flammable waste traps:**

- 4 floor drains in the production restrooms on the first floor
- 2 on the second floor
- 2 in the Northwest bay on the first floor
- None are flammable waste drains

Loading docks:

5 TOTAL (4 docks and 1 drive-in)

- The 2 Jenks docks are 8' X 11' with Kelly dock levelers and electric openers
- Agate docks are 8' X 10' with Kelly dock levelers and electric openers
- Pole barn dock door is 8' X 10' with Rite Hite dock leveler
- Pole barn ground level door is 10' X 10'

Clean room:

- 24'1" X 32'5"
- Last certified as a class 1000 room in 2004

Blow-out room:

- 14' X 26' former ink storage room (with a pressure release wall)

Power:

- 3,000 amps
- 240 volts
- Delta with a high leg

Parking:

- 88 stalls

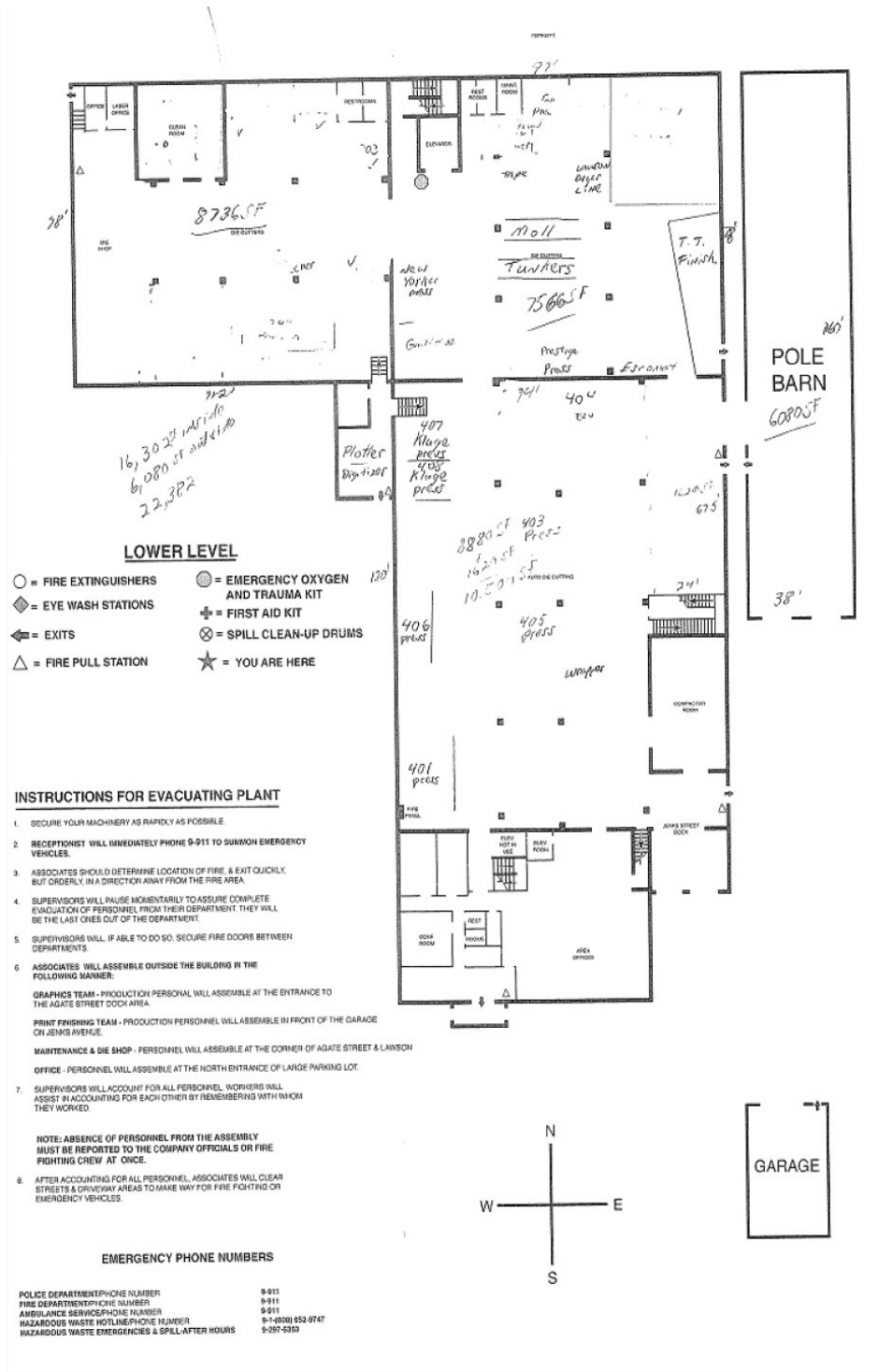
Equipment included in the sale of the building:

- Trash compactor
- Roll off container

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FLOOR PLAN – LOWER LEVEL



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