

**For Sale or
Lease**

7472 Lakeland Ave N, Brooklyn Park MN 55428

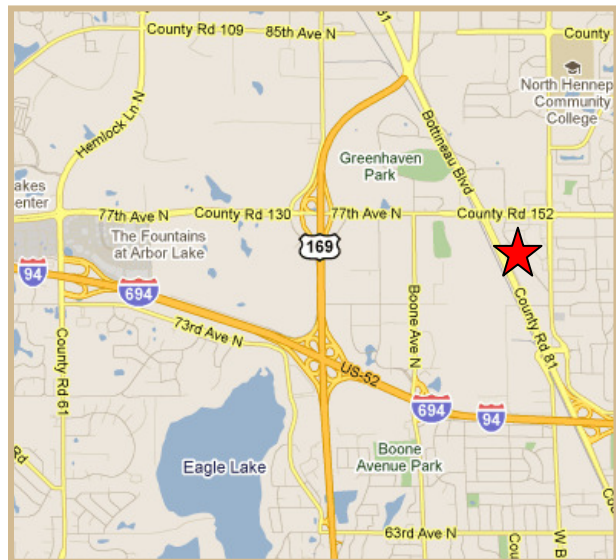


PROPERTY DETAILS

For Sale or Lease:

- **Industrial Office, Warehouse and Manufacturing**
- **Building size** 15,440 SF
- **Land size** 53,087 SF
- **Year built** 1974
- **Building additions** 1978, 1984
- **Sale price** \$615,000
- **Zoning** B-3
- **Power**
 - 600 amps
 - 208/120 volts
 - 3 phase

LOCATION



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

MARK YOUNG
Vice President, Sales and Leasing
Direct | 651-233-2435
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JIM EDBERG
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**CROSSROADS
PROPERTIES**

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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ADDITIONAL DETAILS

Property ID number:

29-119-21-23-0003

Property taxes for 2009:

\$38,603.14

Roof Structure:

Pre-stressed concrete

Roof Type:

Rubber membrane

Roof Age:

New in 2003

HVAC:

Air conditioned and heated throughout the space

1-4 ton rooftop unit

1-4 ton roof top unit

1- 5 ton ground unit

1-2.5 ton ground unit

Utilities 2010:

Gas \$3,700.00

Electric \$7,300.00

Water \$600.00

Clear Height:

12 feet

Restrooms

3 restrooms

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, possibly available.

Air make-up units:

In place

Floor drains and flammable waste traps:

- Floor drain in loading dock area

Loading docks

- 2 TOTAL (1 dock and 1 drive-in)
 - Loading Dock 10 x 10
 - Drive-in 12 x 10

Sprinklers:

- None

Parking:

- 30 spaces

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BUILDING PLAN

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MAIN LEVEL	15440.0 Square Feet
TOTAL LIVING AREA	15440.0 Square Feet
Machine Shop	5616.0 Square Feet
Office/Finished Area	1608.0 Square Feet
Warehouse	6624.0 Square Feet
Loading Dock / Uty	1592.0 Square Feet

SQUARE FOOTAGE CALCULATIONS

MAIN LEVEL

$$\begin{aligned} -70.0 \times 8.0 &= -560.0 \\ 200.0 \times 80.0 &= 16000.0 \\ &15440.0 \text{ SQ.FT.} \end{aligned}$$

Machine Shop

$$\begin{aligned} 78.0 \times 72.0 &= 5616.0 \\ &5616.0 \text{ SQ.FT.} \end{aligned}$$

Office/Finished Area

$$\begin{aligned} 10.0 \times 60.0 &= 600.0 \\ 12.0 \times 39.0 &= 468.0 \\ 18.0 \times 30.0 &= 540.0 \\ &1608.0 \text{ SQ.FT.} \end{aligned}$$

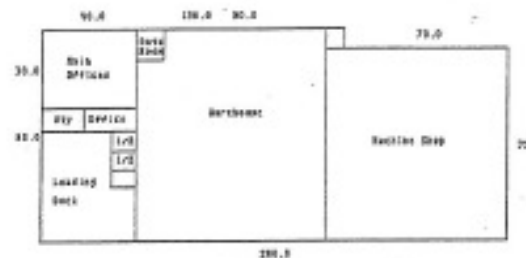
Warehouse

$$\begin{aligned} 8.0 \times 8.0 &= 64.0 \\ 82.0 \times 80.0 &= 6560.0 \\ &6624.0 \text{ SQ.FT.} \end{aligned}$$

Loading Dock / Uty

$$\begin{aligned} 40.0 \times 50.0 &= 2000.0 \\ -12.0 \times 9.0 &= -108.0 \\ -10.0 \times 30.0 &= -300.0 \\ &1592.0 \text{ SQ.FT.} \end{aligned}$$

TOTAL LIVING AREA 15440.0 SQ.FT.



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