

Industrial Office/Warehouse Space For LEASE



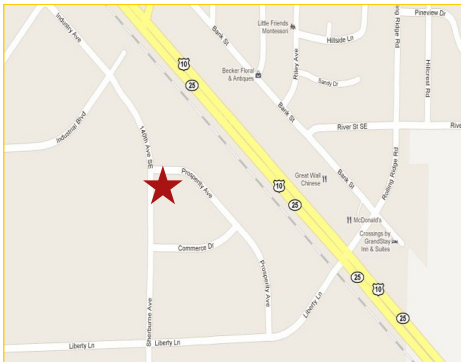
**14075 Prosperity Ave
Becker, MN**

Convenient northwest metro office and warehouse location

Flexible space configuration just off Highway 10.

Built in 2006, this conveniently located office warehouse building offers 4,100 SF warehouse/shop area with flexible space options to fit your needs. Warehouse includes four drive in doors - two 12' doors and two 16' doors, 230V, 3-phase power with 110 and 220 volt drops throughout the shop, restrooms, shop sink and optional kitchen and break room area.

Also available - 1,200 SF office area or showroom space with ample windows and natural light, an open floor plan for design flexibility, private restrooms and optional kitchen and break room area.



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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

Industrial Office/Warehouse Space For LEASE

**14075 Prosperity Ave
Becker, MN**

Site Data



Lease Rate:	\$6-\$10.00 PSF Gross	
Location:	14075 Prosperity Ave, Becker, MN 55308	
PID Number:	604310205	
2010 Total Tax:	\$9,900.00	
Legal Description:	Lot 1, Block 2, Energy Park Second Addition	
Zoning:	Business/Commercial	
Topography:	Parking lot	
Utilities:	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
Number of Buildings:	1	
Number of Floors:	1	
Number of Units:	Commercial	
Foundation Size:	8,400 SF	
Available SF:	1,200 SF office/showroom +/- 4,100 SF shop/warehouse	
Acres:	1.00	
Building Type:	Steel Exterior	
Year Built:	2006	
Parking:	Lot with 15 spaces	
Occupied:	Yes	
Neighboring:	Primarily Commercial and Industrial area	
General:	Easy access to Hwy. 10	

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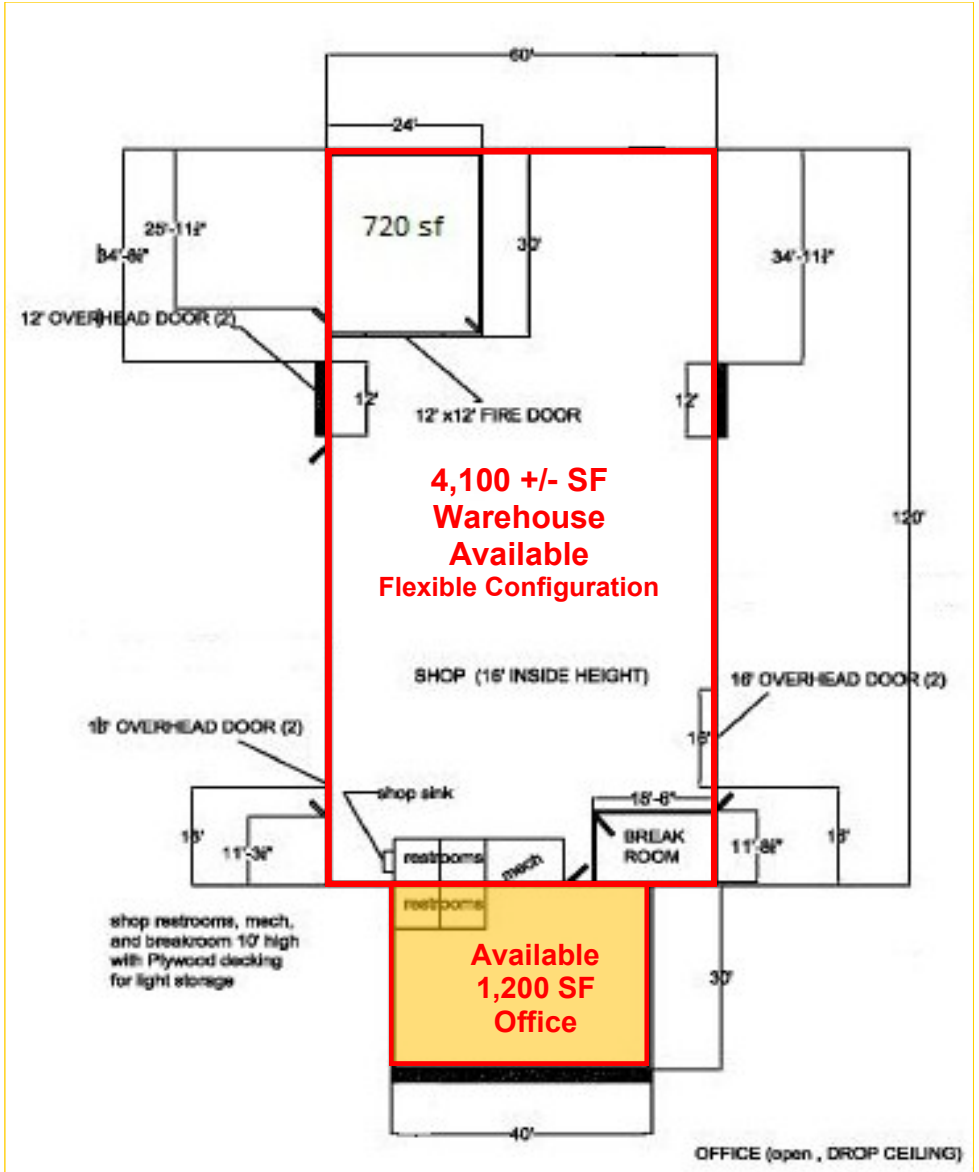
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Leaseholds



Suite	SF	Availability	Lease Rate Gross	Est. CAM & Taxes	Monthly TOTAL
Office	1,200	Available	\$6-\$10.00 PSF + Utilities	—	TBD
Whse	4,100	Available	\$6-\$10.00 PSF + Utilities	—	TBD

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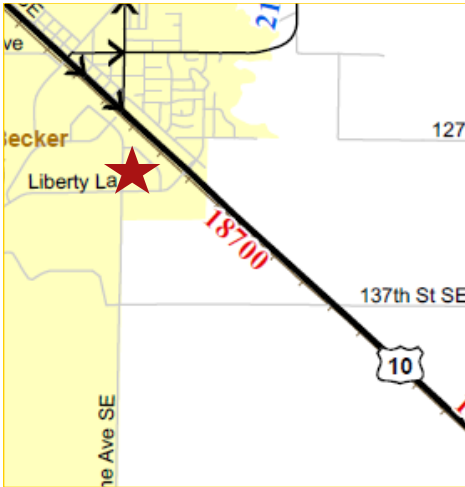
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County Demographics



Community-at-a-Glance

County Seat:

Sherburne

Population:

26,514

Median Age:

32.7

Average Family Size:

3.29

Median Single Family

Home Value:

\$142,100

Median Household Income:

\$58,869

Commute Time (minutes):

27.7

**2000 US Census Data*

General Characteristics	Number	Percentage
Total population	42,088	—
<i>Male</i>	21,443	50.9
<i>Female</i>	20,645	49.1
Median age (years)	33.0	—
<i>Under 5 years</i>	3,355	8.0
<i>18 years and over</i>	29,783	70.8
<i>65 years and over</i>	2,792	6.6
Average household size	2.77	—
Average family size	3.21	—
Total housing units	15,179	—
Social Characteristics	Number	Percentage
Population 25 years and over	26,280	—
<i>HS graduate or higher</i>	23,964	91.2
<i>Bachelor's degree or higher</i>	5,096	19.4
Male, now married	9,683	61.3
Female, now married	9,694	62.3
Economic Characteristics	Number	Percentage
In labor force	24,056	77.5
Mean travel time to work (minutes)	29.1	—
Median household income (dollars)	57,792	—
Median family income (dollars)	64,393	—
Per capita income (dollars)	23,767	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	10,525	—
<i>Median value (dollars)</i>	137,000	—
Median of selected monthly owner costs with mortgage (dollars)	1,137	—

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Summary

Building features and amenities include:

- 1,200 SF open space - perfect for office or showroom with ample windows and natural light
- Private restrooms in the office area
- Approximately 4,100 SF clean warehouse space with flexible space configuration
- Warehouse space includes private restrooms and shop sink
- Break room –216sf with kitchen area, cupboards, and table
- Four overhead drive in doors - two 16' doors and two 12' doors
- 230 Volt and 3 Phase power with 110v and 220V drop downs
- Easy access to Hwy 10
- Built in 2006



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Tuesday, October 11, 2011



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