

**For Sale INDUSTRIAL**

# A.J. Machinery Building

20000 176th Street N.W., Big Lake, Minnesota



## **PROPERTY FEATURES:**

- 15,960 square foot industrial facility for sale
- Mezzanine office with high finishes
- Constructed in 2001; block construction
- 26' clear height
- New rooftop units
- Highway 10 visibility and easy access
- Pre-approved to double size of footprint—3.02 acres

For more information and inspection please contact:

**JEFF MINEA**

952-465-3305

[jeffrey.minea@cushwake.com](mailto:jeffrey.minea@cushwake.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

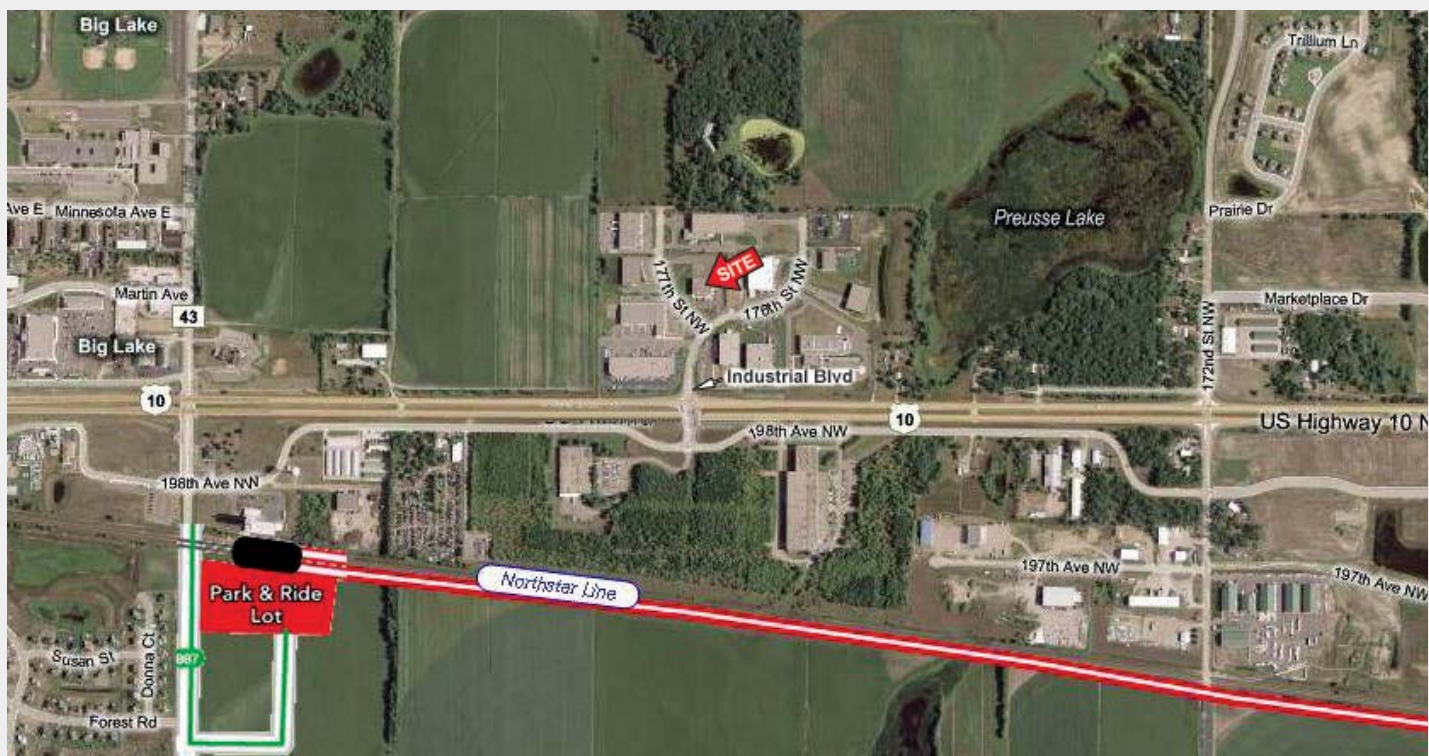


11095 Viking Drive, Suite 240  
Eden Prairie, MN 55344

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<b>Building Square Feet:</b>	15,960 total SF consisting of 3,999 SF of office space (1st Floor), 3,996 SF of mezzanine space (office or warehouse), and 7,965 SF of warehouse space
<b>Site Area:</b>	3.02 acres
<b>Year Built:</b>	2001
<b>Clear Height:</b>	26'
<b>Loading:</b>	Two - 8'x10' loading docks with levelers Two - 12'x14' drive-in doors with electric operators
<b>Fire Protection:</b>	Fully sprinklered
<b>Electrical Service:</b>	Two - 480-volt, 400 Amp, 3-Phase Service
<b>Amenities:</b>	Building design and metering for two tenants Expansion potential of 12,000 SF Floor drains Lawn irrigation 5" reinforced concrete floors In floor heating system (warehouse)
<b>Real Estate Taxes:</b>	\$942,400 (2010 taxable value) \$33,111.00 (2010 taxes)
<b>Offering Price:</b>	\$985,000 (\$61.72 per SF)

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