

# GREAT 27,932SF Industrial Building \$1,477,777



**1630–101st Avenue  
Blaine, MN**

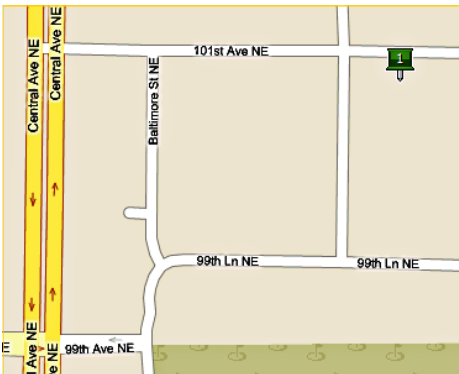
## Fantastic Opportunity for Manufacturing Headquarters!

Unfinished interior with 10 overhead drive in doors—  
divide as you like! Minutes from the Anoka County Airport.

This industrial building is roughed out for up to 10 individual units, including 20 plumbed in 1/2 baths aligned with 10 electric overhead drive in doors measuring 12x14. Ten natural gas radiant tube heat units for warehouse bays, and natural gas rooftop HVAC units for future office build-out.

Great location just two blocks off Highway 65 and minutes away from the Highway 10/Foley Boulevard interchange. The building exterior has an impressive curbside presence amidst the newly developing industrial/commercial corridor near the Anoka County airport.

The facility has ample parking and three entrances for easy truck access.



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**Ron Touchette** Broker

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7044 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Industrial Building—Finish with Up to 10 Units

**1630–101st Avenue  
Blaine, MN**

## Site Data



<b>Listing Price:</b>	\$1,477,777	
<b>Includes:</b>	Building, land	
<b>Location:</b>	1630-101st Avenue NE, Blaine, Mn 55449	
<b>PID Number:</b>	293123110002	
<b>Legal Description:</b>	Blaine Industrial Square Lot 1 Blk 3 Blaine Industrial Sq (Subj To Ease As Shown On Plat) Anoka	
<b>Zoning:</b>	I-2 Heavy Industrial	
<b>Topography:</b>	Level with asphalt parking, concrete curbs & gutters & concrete sidewalks. Landscaped with sod, shrubs, young trees and rock landscape beds. Irrigation system in all green areas.	
<b>Utilities:</b>	Water	City Connected
	Sewer	City Connected
	Fuel	Natural Gas
	Heat	Forced Air Roof Top Unit
	Cooling	Central-Roof Top Unit
<b>Number of Buildings:</b>	1	
<b>Number of Units:</b>	Up to 10	
<b>Foundation Size:</b>	20,362	
<b>Total SF:</b>	27,932 on two levels Main: 20,362 Mezzanine: 7,570	
<b>Lot Size</b>	1.97 Acres	N417x184x436x199
<b>Building Type:</b>	Concrete tilt up panels, 22' sidewall height. Brick/stone exterior with exterior lighting on building.	
<b>Year Built:</b>	2007	
<b>Parking</b>	~45 parking spaces. 3 light poles in front parking area and 1 light pole in the rear driveway area.	
<b>Occupied:</b>	No	
<b>Neighboring:</b>	Primarily industrial and commercial. Close to regional airport and sports center.	
<b>General:</b>	10 possible units in newer industrial building. Each with 14' drive in door 22' side walls. Just two blocks of Highway 65 near county airport and sports center.	

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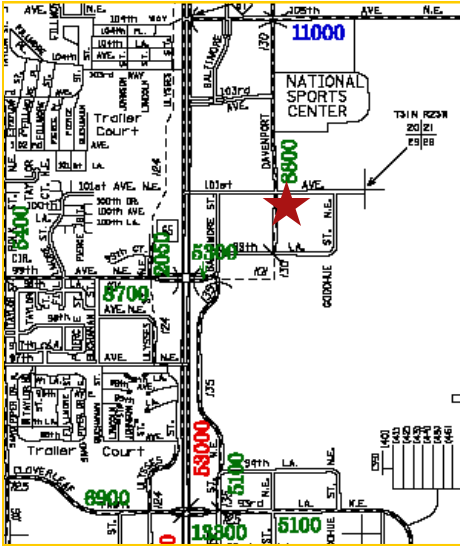
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# 27,932SF Industrial Building in Blaine

**1630-101st Avenue  
Blaine, MN**

## Demographics



## Community-at-a-Glance

County Seat:

**Anoka**

Population:

**44,942**

Median Age:

**32.7**

Average Family Size:

**3.19**

Median Single Family

Home Value:

**\$125,600**

Median Household Income:

**\$59,219**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	44,942	—
<i>Male</i>	22,494	50.1
<i>Female</i>	22,448	49.9
Median age (years)	32.7	—
<i>Under 5 years</i>	3,498	7.8
<i>18 years and over</i>	31,851	70.9
<i>65 years and over</i>	2,386	5.3
Average household size	2.82	—
Average family size	3.19	—
Total housing units	16,169	—
Social Characteristics	Number	Percentage
Population 25 years and over	27,958	—
<i>HS graduate or higher</i>	25,503	91.2
<i>Bachelor's degree or higher</i>	5,504	19.7
Male, now married	9,971	59.
Female, now married	10,191	59.2
Economic characteristics	Number	Percentage
In labor force	26,796	80.4
Mean travel time to work (minutes)	26.5	—
Median household income (dollars)	59,219	—
Median family income (dollars)	63,831	—
Per capita income (dollars)	22,777	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	11,665	—
<i>Median value (dollars)</i>	125,600	—
Median of selected monthly owner costs with mortgage (dollars)	1,076	—

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# Great Location, Gorgeous Building!

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## Floor Plan

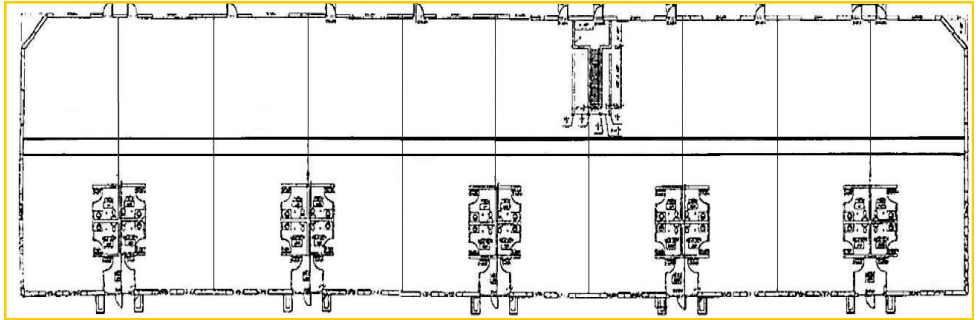


- Facility is roughed out for up to 10 separate units.
- Total main level SF: 20,362
- Total Mezzanine SF: 7,570
- Plumbed for 20 half baths aligned to 10 electric overhead drive-in doors

## Zoning Map

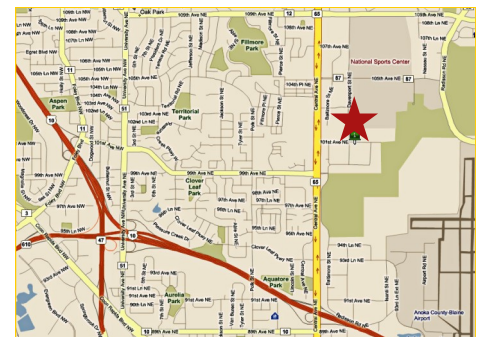
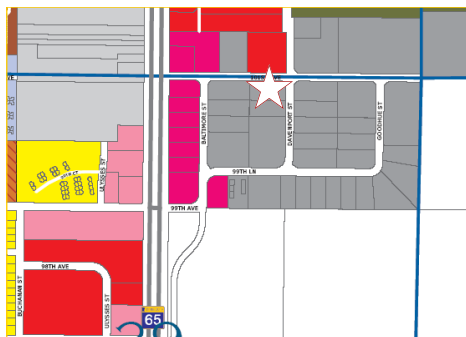
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Last Updated: Sunday, July 11, 2010



## Building Features and Amenities

<b>Roof:</b>	Gravel ballast over rubber membrane, tapered foam insulation, metal decking & steel web joists, Supported by interior steel columns & steel beams.
<b>Floor:</b>	Sealed six inch slab, mezzanine is span-crete.
<b>Electrical:</b>	Main service 1,200 Amp w/10 200 amp,
<b>Utilities:</b>	Separate electric, heating and hot water
<b>Sprinkler/Fire:</b>	The building is fully sprinkled.
<b>Signage:</b>	Monument sign faces 101st Avenue NW on the northwest corner of the site.
<b>Parking:</b>	Driveway—Asphalt, ~45 space parking lot with two entrances. Truck entrance/exit in side/rear of building
<b>Miscellaneous:</b>	120/280 volt 3 phase-one service panel for each bay.



## Legend

B-1 - Neighborhood Business	B-4 - Office Research Park	I-1 - Light Industrial	I-2A - Heavy Industrial
B-2 - Community Commercial	DF - Development Flex	I-1A - Light Industrial	PBD - Planned Business District
B-3 - Regional Commercial	Airport	I-2 - Heavy Industrial	POD - Planned Office District
Lake	Section Lines	MUSA	Lot Lines

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