

# INDUSTRIAL SHOWROOM/WAREHOUSE

## FOR SALE OR LEASE

11074 179th Ave | Elk River, MN | 55330



50,665 SF of Office/Showroom/Warehouse

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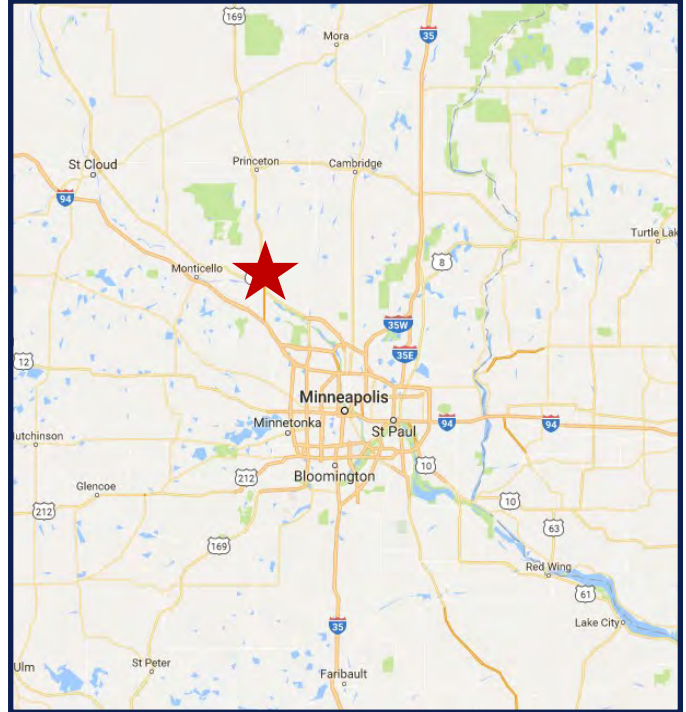
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Main: 612.332.6600

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**PROPERTY INFORMATION**

<b>ADDRESS</b>	11074 179th Ave
<b>CITY, STATE</b>	Elk River, MN
<b>SALE PRICE</b>	\$3,100,000
<b>LEASE RATE</b>	\$5.50 PSF NN Amortizing Any Improvements
<b>TOTAL BUILDING SIZE</b>	50,665 SF
<b>OFFICE</b>	2,880 SF
<b>WAREHOUSE</b>	47,785 SF Partially Air-Conditioned
<b>LOADING</b>	5-8' dock doors (4 with levelers) 2 drive in doors (12' X 14')
<b>YEAR BUILT</b>	2006
<b>CLEAR HEIGHT</b>	19'
<b>COLUMN SPACING</b>	36' X 45'
<b>POWER</b>	1200 Amps, 480 V, 3 Phase
<b>LAND AREA</b>	6.02 Acres
<b>COUNTY</b>	Sherburne
<b>PARKING</b>	87 (1.72/1000)
<b>ZONING</b>	BP—Business Park
<b>2018 TAXES</b>	\$85,028



**AREA RETAILERS**

The Home Depot	Walmart
Tractor Supply Co	PetSmart
Dollar Tree	Advance Auto Parts
Panera Bread	Taco Johns
Noodles & Co	Caribou Coffee
Subway	Chipotle

**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	4,305	25,382	41,775
<b>MEDIAN HH INCOME</b>	\$67,515	\$75,845	\$81,130
<b>AVERAGE HH INCOME</b>	\$81,531	\$89,543	\$95,566
<b>MEDIAN AGE</b>	35	35.7	36.2

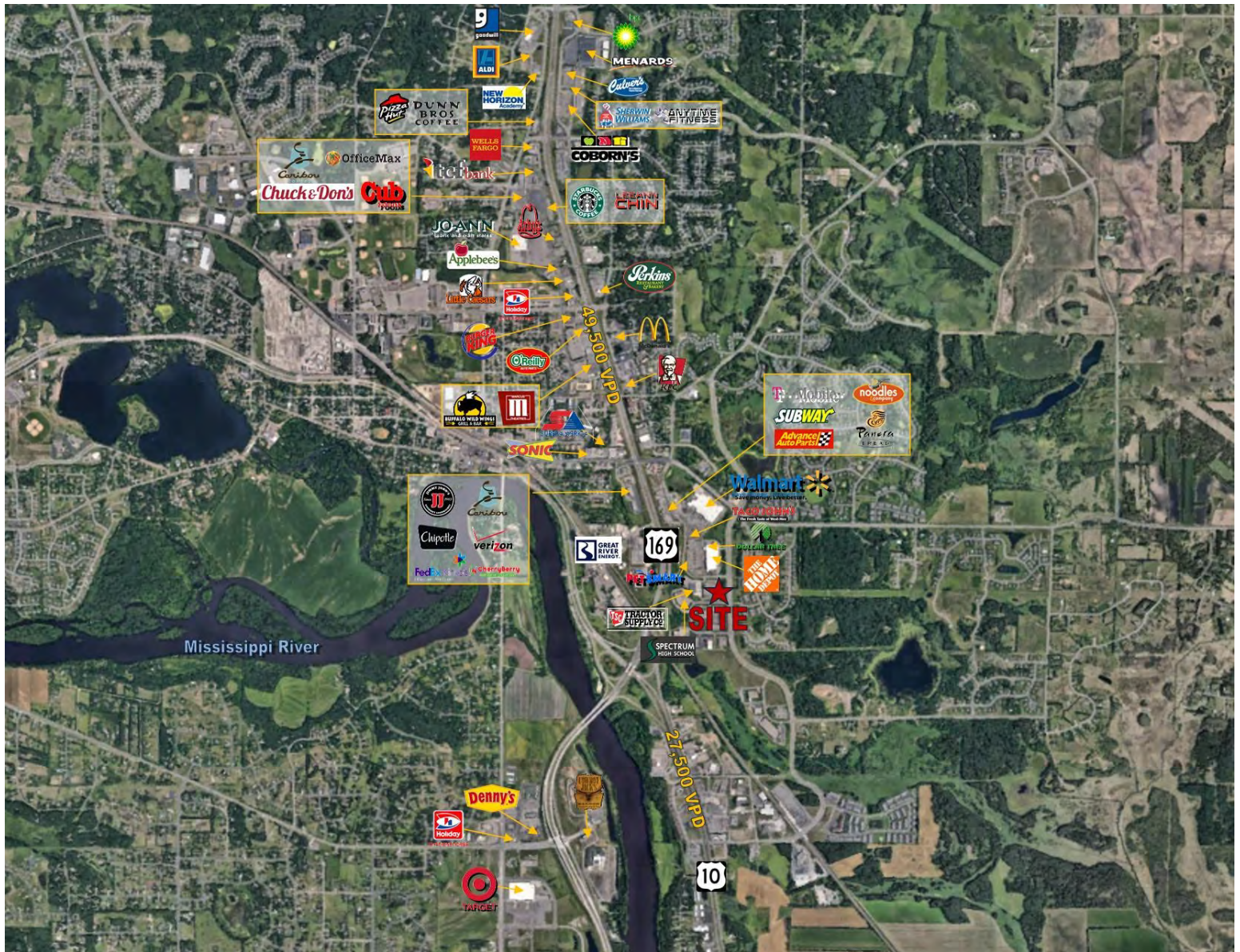
**TRAFFIC COUNTS**

<b>TWIN LAKES RD NW</b>	4,450 VPD
<b>HWY 169</b>	49,500 VPD

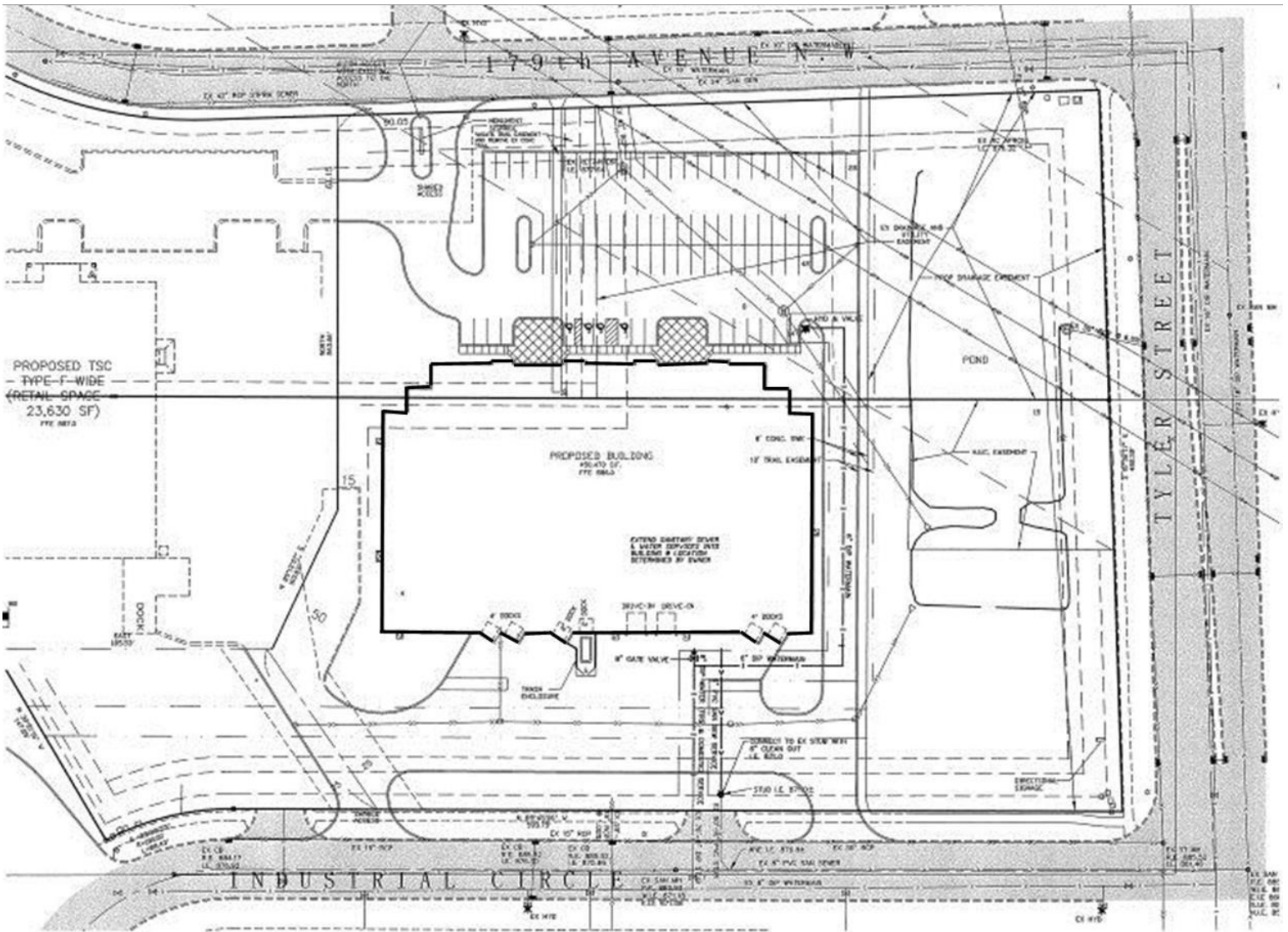
**COMMENTS**

- Located adjacent to The Home Depot and Tractor Supply Co.
- Convenient access to and from Highway 169 with nearly 50,000 VPDs.
- Flexible building that can support a variety of uses.





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