



LOCATION MATTERS  
MANUFACTURING BUILDING  
9781 86th Avenue N  
Maple Grove, MN  
For Sale

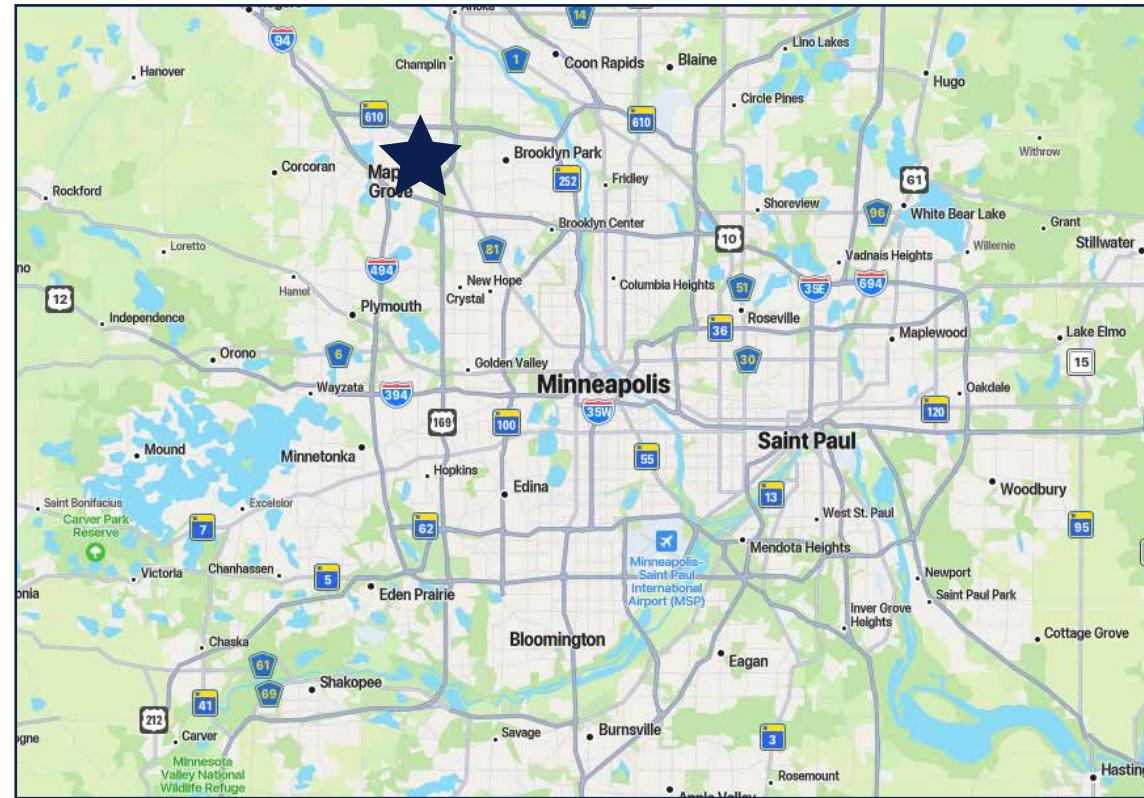


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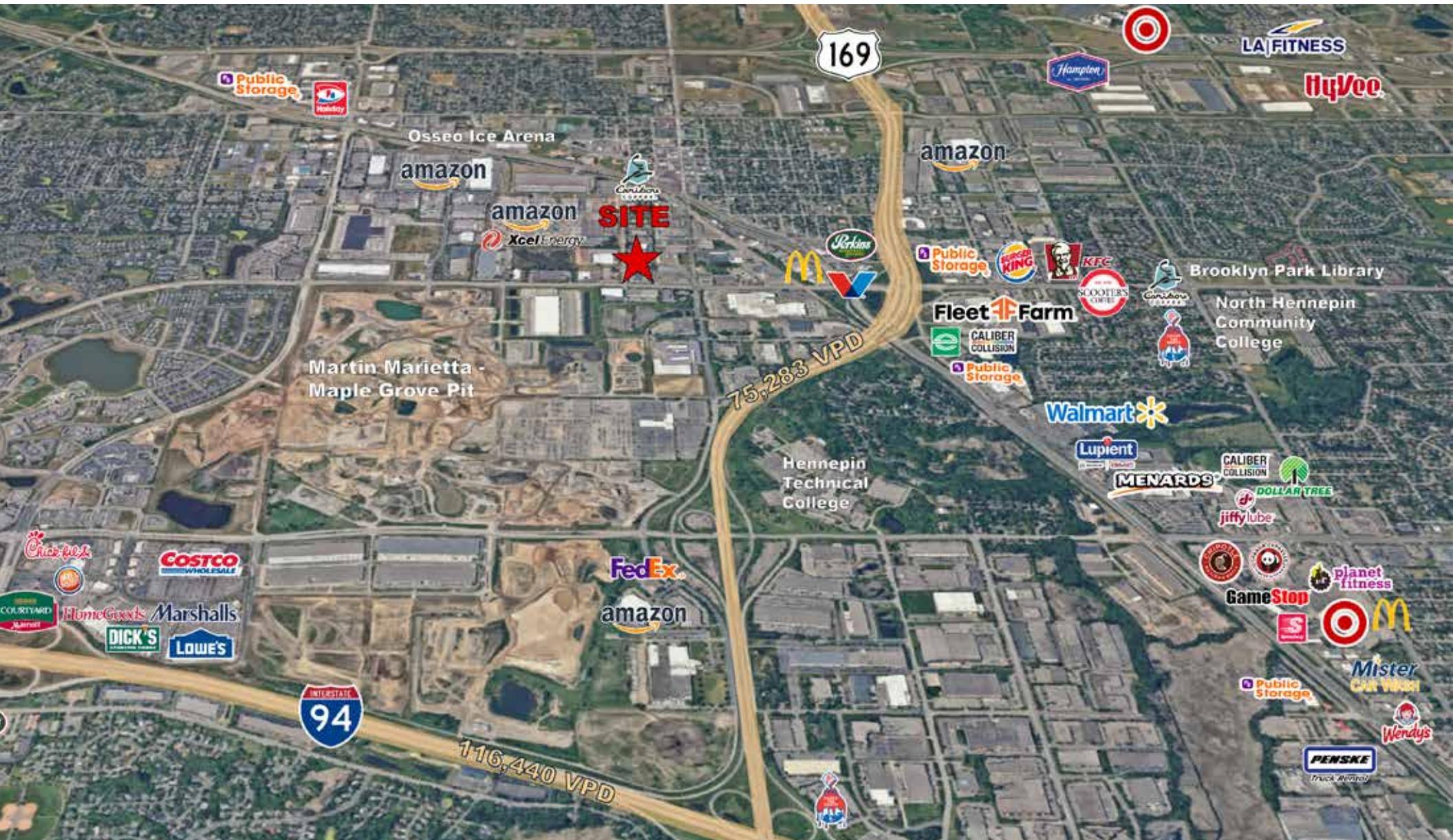
<b>ADDRESS</b>	9781 86th Avenue North
<b>CITY, STATE</b>	Maple Grove, MN
<b>BUILDING SIZE</b>	8,500 SF
<b>LOT SIZE</b>	0.60 Acres
<b>SALE PRICE</b>	\$1,500,000
<b>ROOF AGE</b>	2019 (6 Years Old)
<b>YEAR BUILT</b>	1986
<b>COUNTY</b>	Hennepin
<b>CEILING HEIGHT</b>	14 Feet
<b>POWER</b>	400-Amp 3-Phase; 100-Amp 120-SF (Bus Duct Power)
<b>LOADING</b>	1 Dock with Leveler (10'x10') & 2 Drive-Ins (10'x12')
<b>SPRINKLER</b>	Not Sprinklered
<b>ZONING</b>	Industrial



#### HIGHLIGHTS

- The property is well located in Maple Grove, MN within the East Maple Grove Industrial Park.
- Easy Access with close proximity to Hwy 169 and Hwy 694/494/610 freeway systems.
- Close proximity to both Minneapolis and St. Paul's Central Business Districts.
- Hard to find Free-Standing Single User building.
- Within minutes of both the Maple Grove Arbor Lakes retail area & Osseo's "Main Street" area. Providing an abundance of retail & restaurant opportunities.

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	4,445	69,745	205,531
MEDIAN AGE	40.0	38.1	38.3
MEDIAN HH INCOME	\$101,793	\$98,434	\$100,613
AVERAGE HH INCOME	\$127,629	\$124,413	\$130,614



30

S89°09'37"E

142

R=60

140.74

131102244

(26)

194.96

64.87

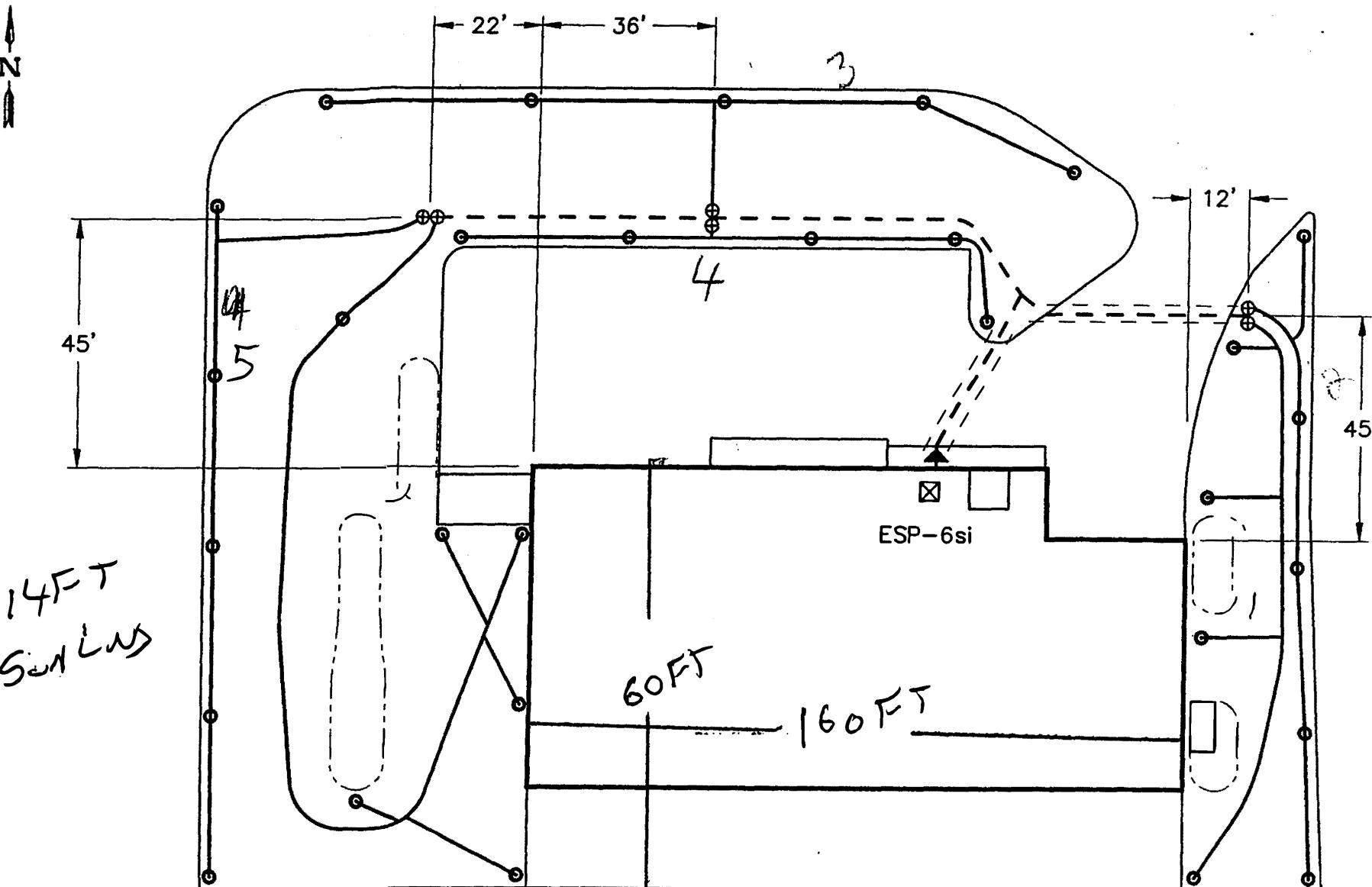
110.73

INDUSTRIAL<sup>13</sup>

GR

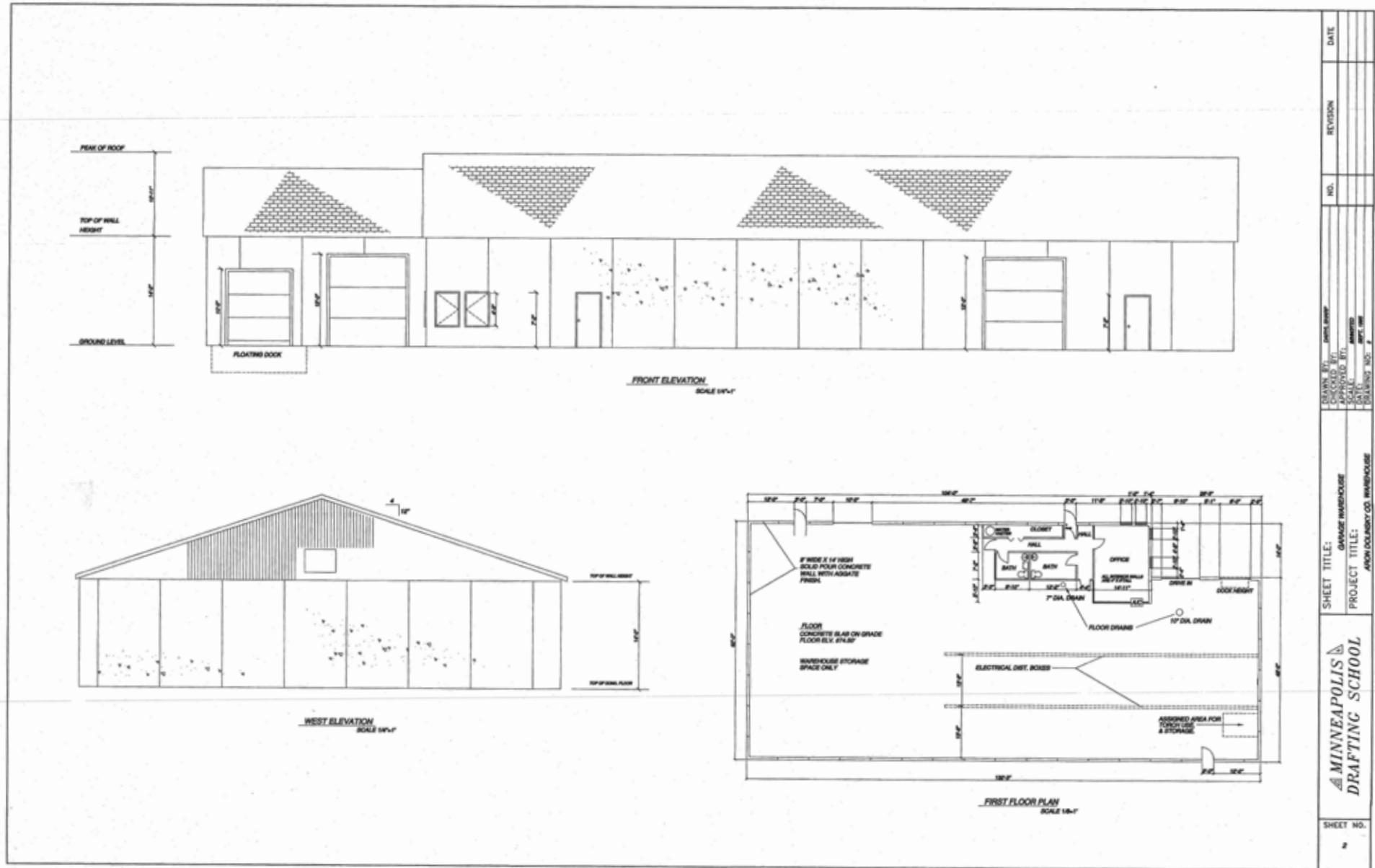
389.04

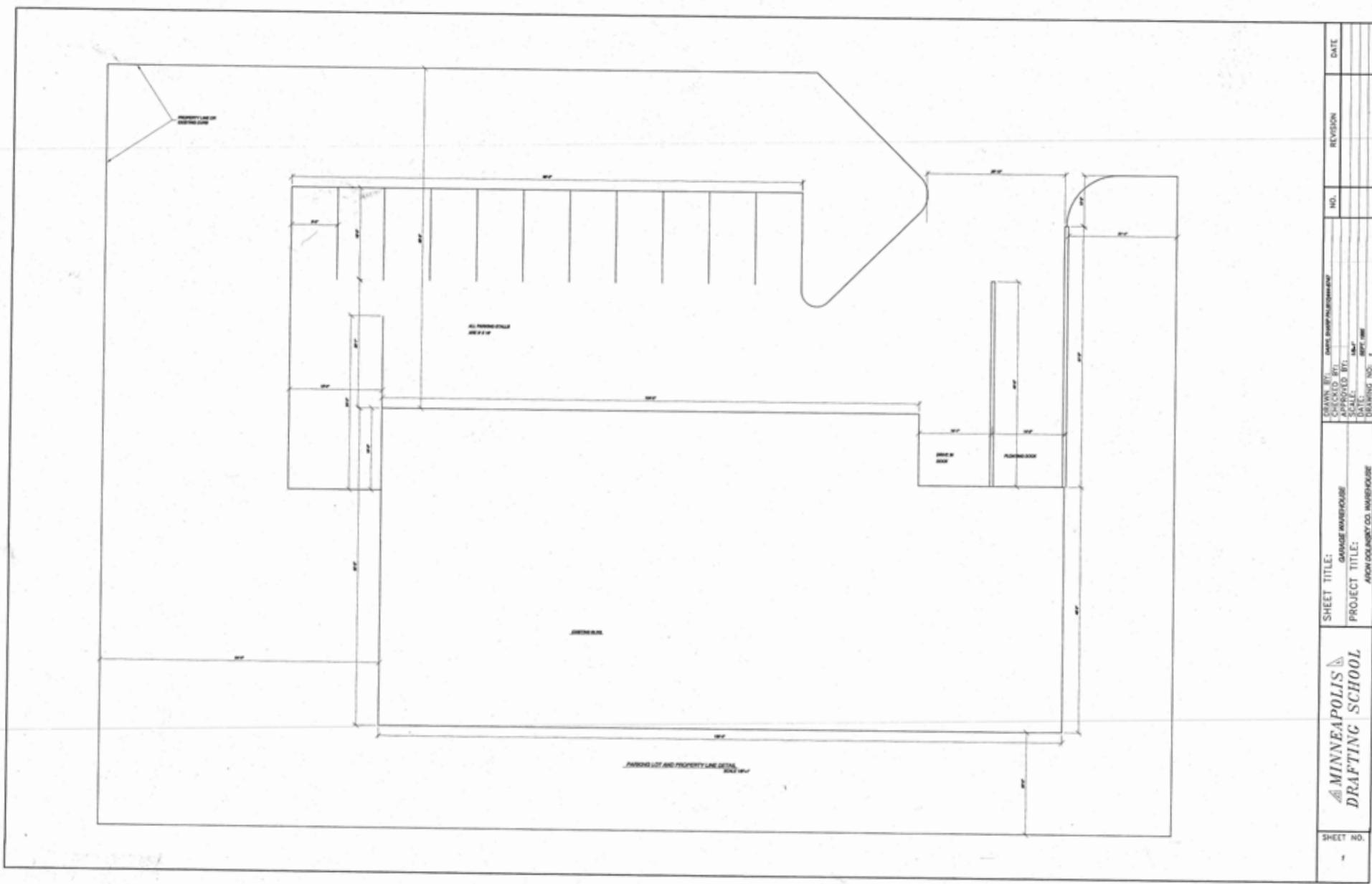
N00°10'



	Vacuum Breaker		Valve
	Controller		Rotor Head
	Poly Main		
	Poly Lateral		

0 10 20 30 40 50 60 70 80 90 100  
APPROX. SCALE: 1 " = 30' (1:360)











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