



LOCATION MATTERS
MANUFACTURING BUILDING
9781 86th Avenue N
Maple Grove, MN 55369
For Sale



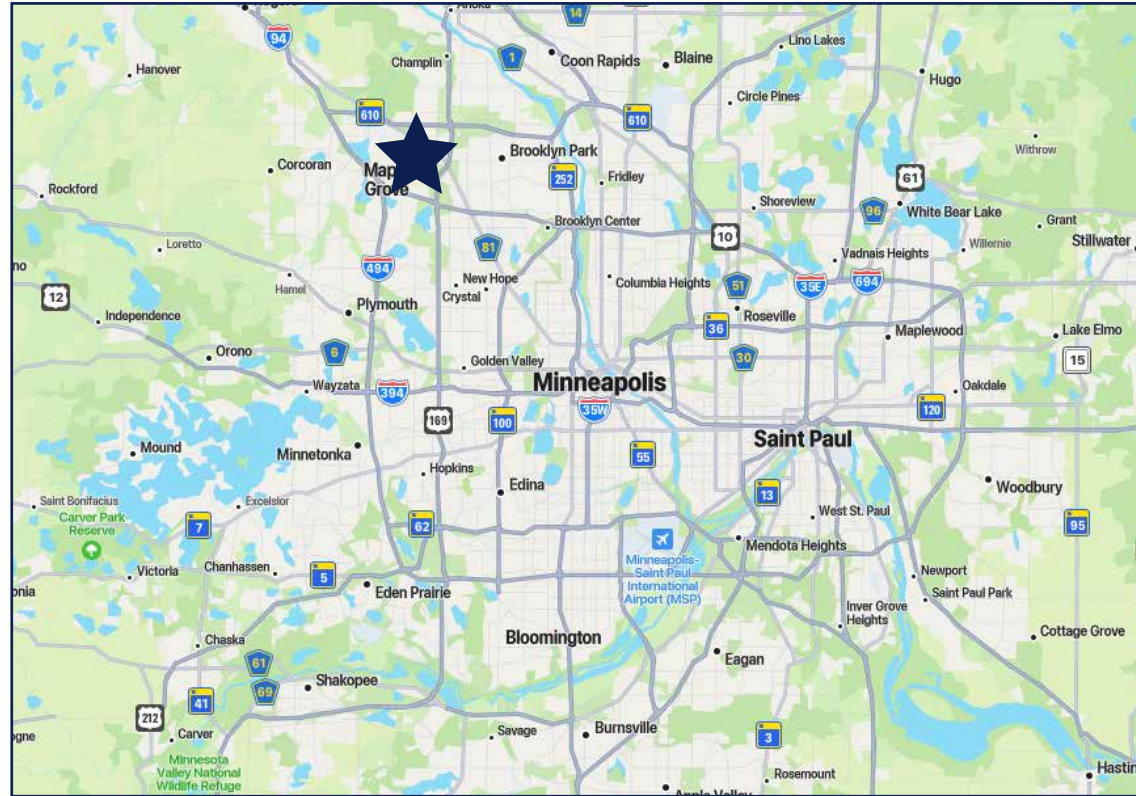
REDUCED SALE PRICE: \$1,400,000

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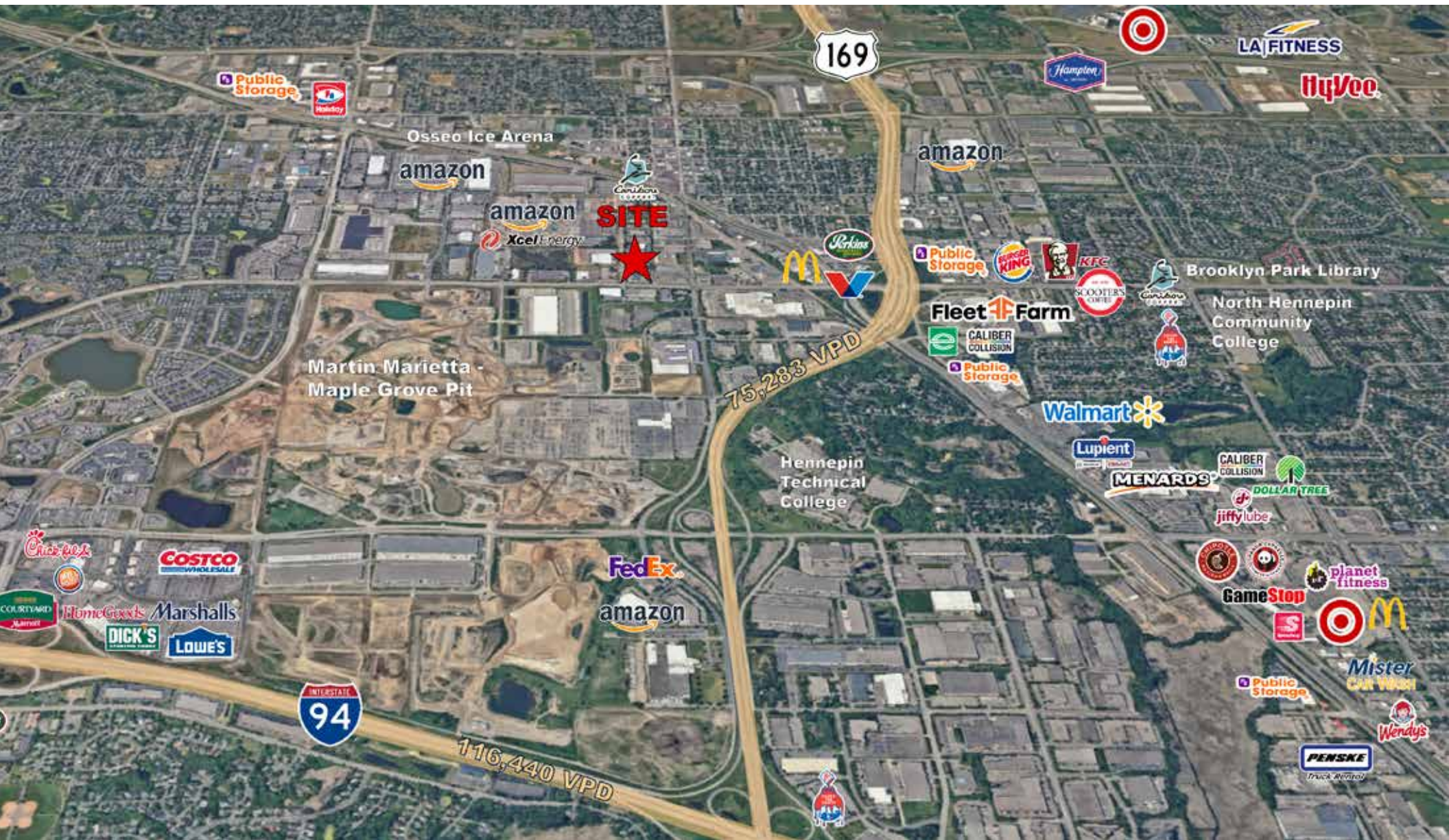
ADDRESS	9781 86th Avenue North
CITY, STATE	Maple Grove, MN 55369
BUILDING SIZE	8,500 SF
LOT SIZE	0.60 Acres
SALE PRICE	\$1,400,000
ROOF AGE	2019 (6 Years Old)
YEAR BUILT	1986
COUNTY	Hennepin
CEILING HEIGHT	14 Feet
POWER	400-Amp 3-Phase; 100-Amp 120-SF (Bus Duct Power)
LOADING	1 Dock with Leveler (10'x10') & 2 Drive-Ins (10'x12')
SPRINKER	Not Sprinklered
ZONING	Industrial

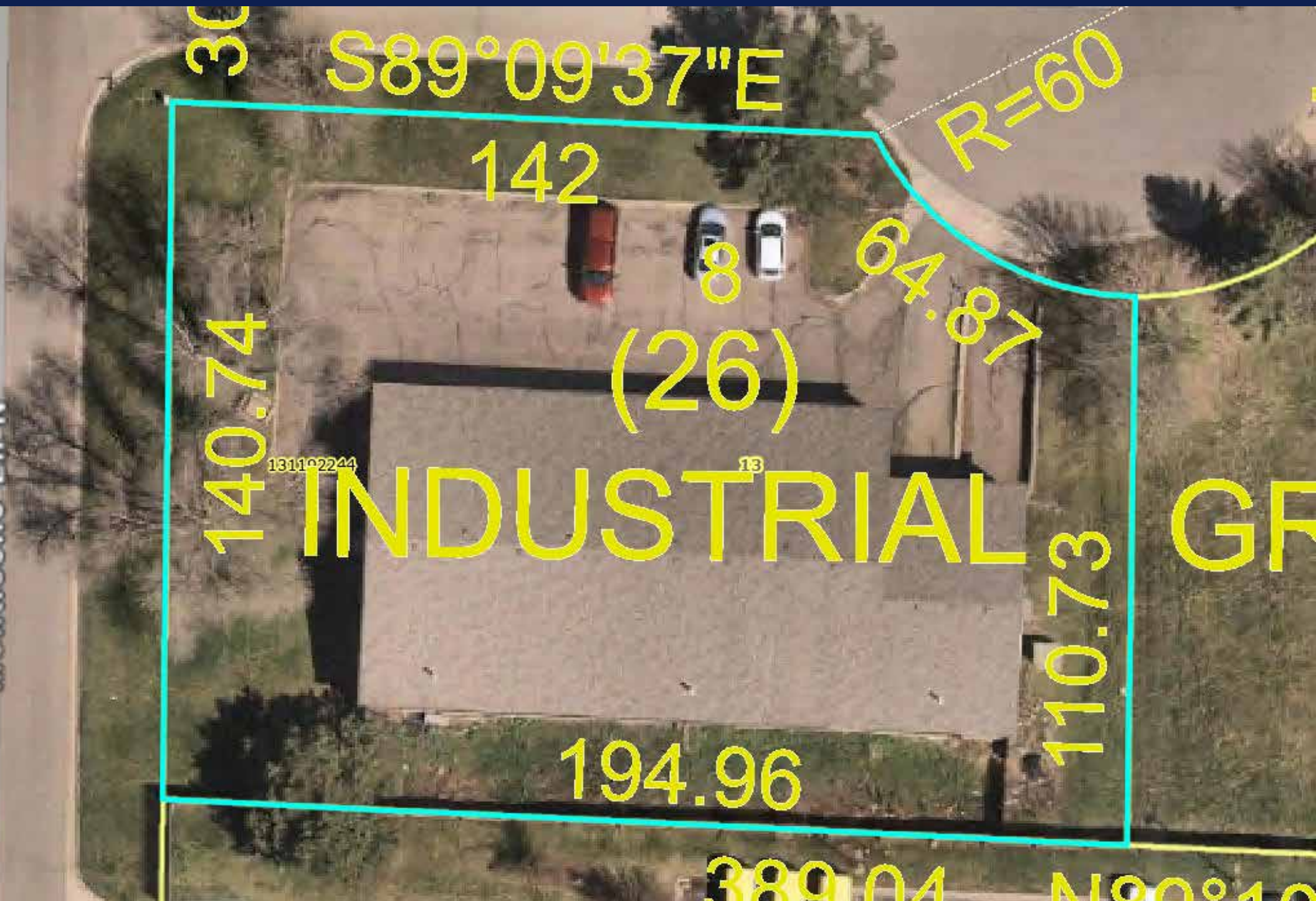


HIGHLIGHTS

- 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

R=60

142

8

64.87

140.74

(26)

131102244

13

INDUSTRIAL

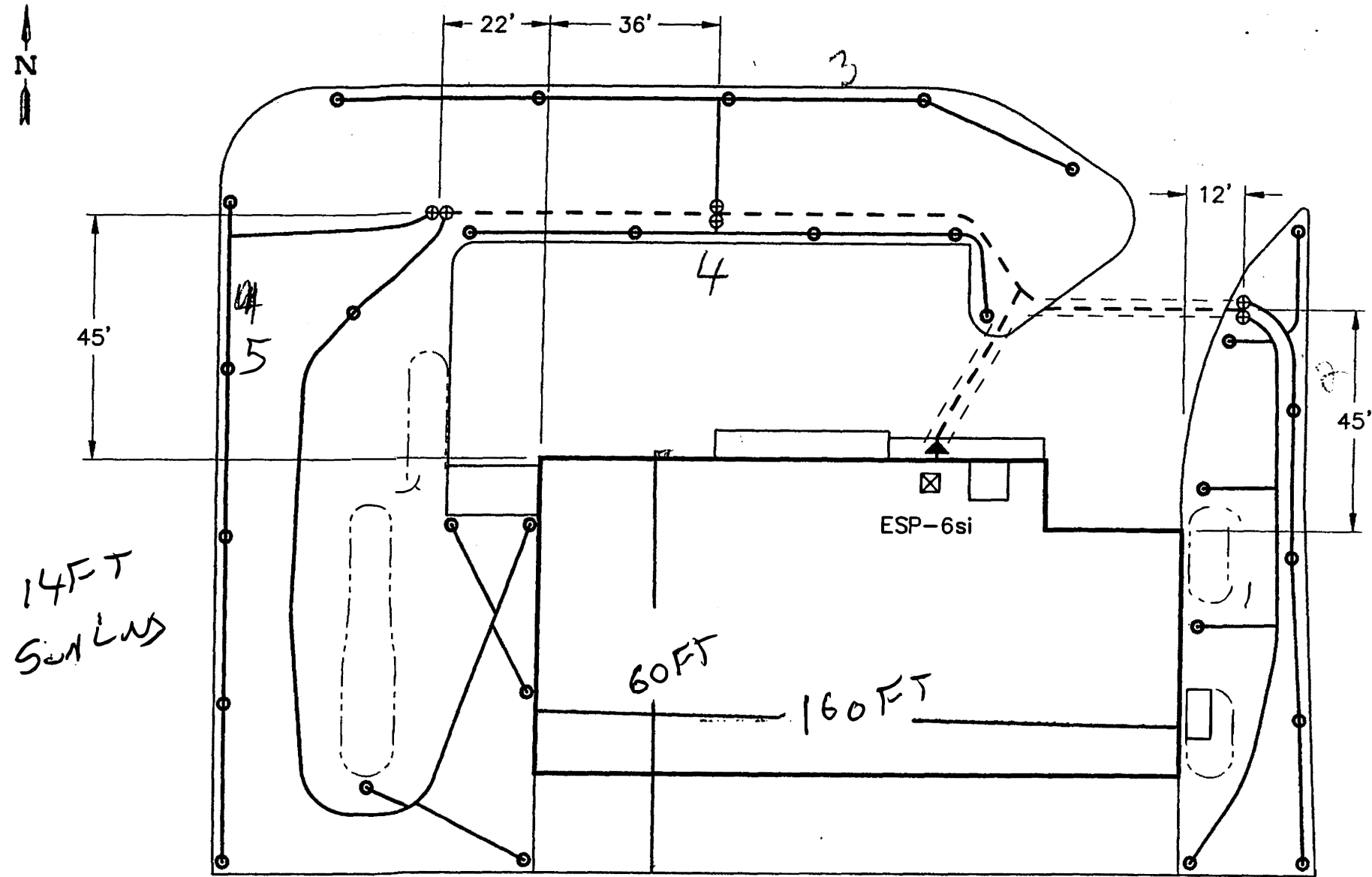
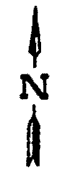
GR

110.73

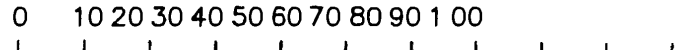
194.96

389.04

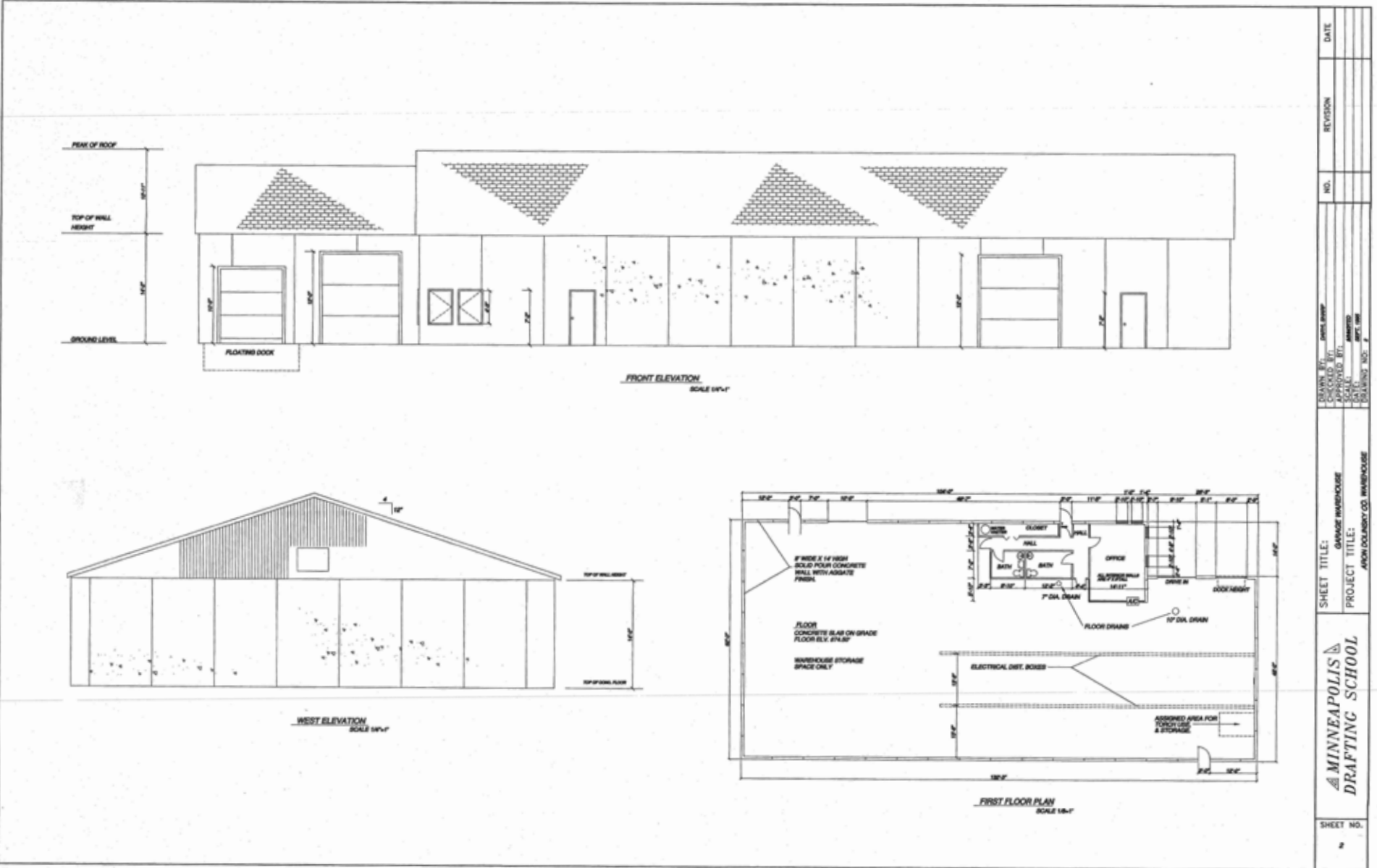
N00°10'



	Vacuum Breaker		Valve
	Controller		Rotor Head
	Poly Main		
	Poly Lateral		



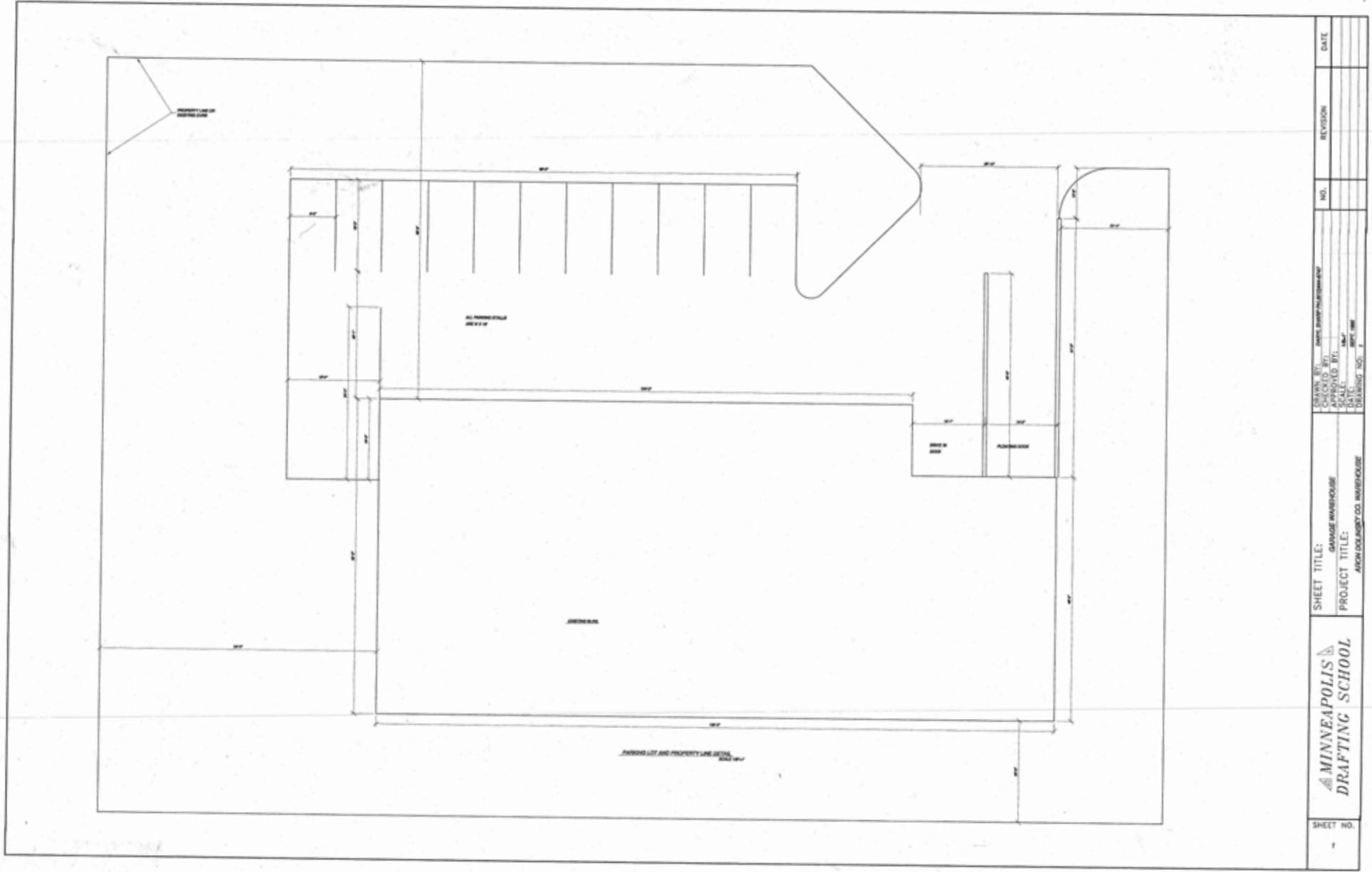
APPROX. SCALE: 1" = 30' (1:360)



NO.	REVISION	DATE

DRAWN BY: <i>[Signature]</i>	DATE: <i>[Date]</i>
CHECKED BY: <i>[Signature]</i>	SCALE: <i>[Scale]</i>
PROJECT TITLE: GAUGE WAREHOUSE	PROJECT NO.: <i>[Number]</i>
PROJECT TITLE: ARON POLAROID CO. WAREHOUSE	PROJECT NO.: <i>[Number]</i>

MINNEAPOLIS DRAFTING SCHOOL
SHEET NO. 2



DESIGN BY: MARK WILSON/ARCHITECTURE	NO.	REVISION	DATE
CHECKED BY:			
APPROVED BY:			
DRAWN BY:			
DRAWING NO.:			
SHEET TITLE: GARAGE MANUFACTURE			
PROJECT TITLE: ARON DOLANBYT CO. MANUFACTURE			
 MINNEAPOLIS DRAFTING SCHOOL			
SHEET NO.	1		







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