

Apple Valley  
Aquatic Center

7,500 vpd



147th St W

Site



148th St W



Pilot Knob Rd



29,000 vpd



Build to Suit  
For Sale or Lease

# Apple Valley Industrial Park

147th St W & Johnny Cake Ridge Rd  
Apple Valley, MN



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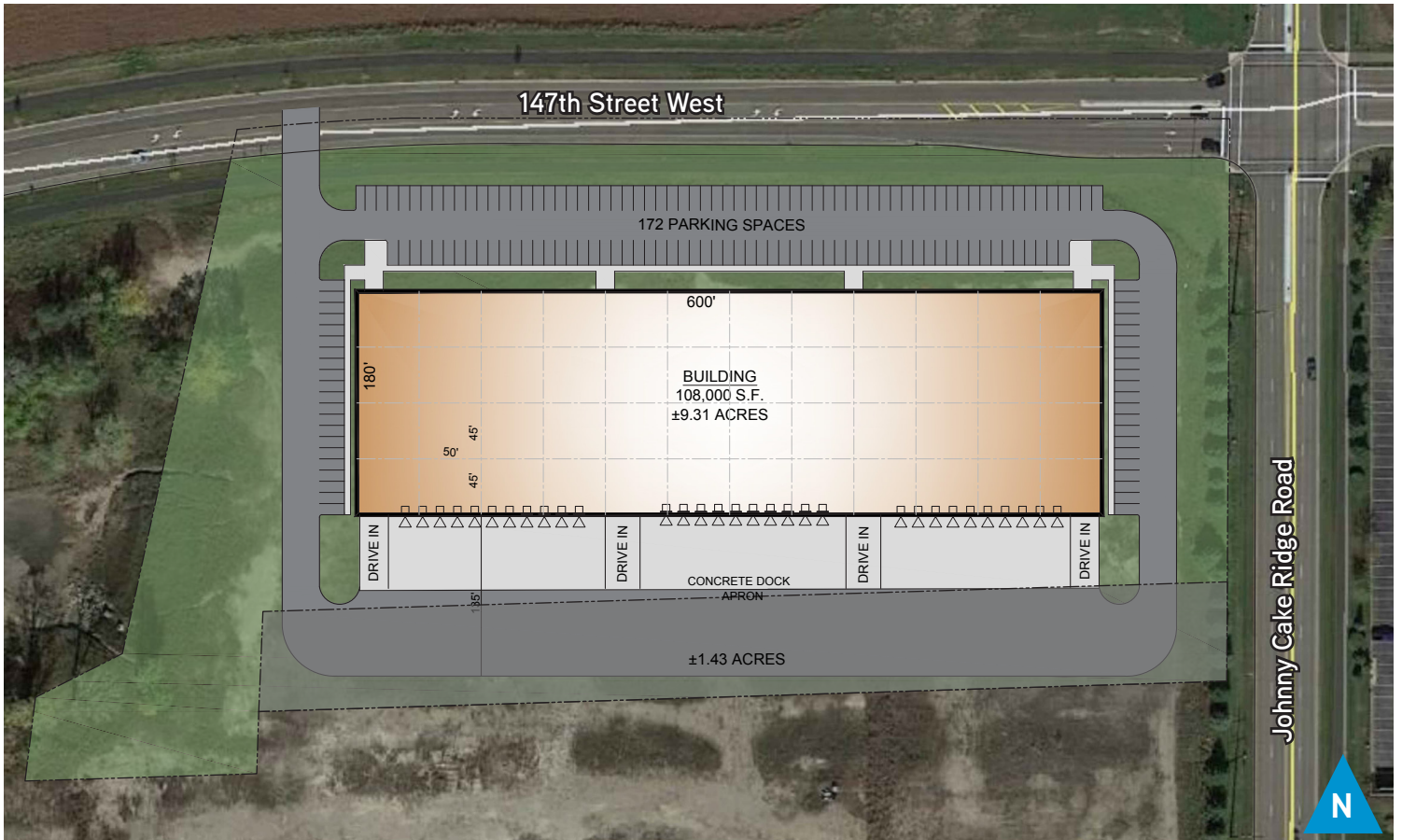
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## KEY FEATURES/HIGHLIGHTS

- > 10,000-110,000 SF of office/warehouse available
- > Close to many area amenities
- > Potential for outside storage or trailer parking
- > Excellent visibility to Johnny Cake Ridge Rd & 147th St W
- > Excellent ingress/egress



## SITE PLAN



## PROPERTY DESCRIPTION

Owned by Scannell Properties, Apple Valley Industrial Park is a premier location in the southeast metro. The site offers opportunities from 10,000-110,000 SF and the potential for a user to design a building that will accommodate their specific needs. The build-to-suit nature of the project also offers significant cost savings in real estate taxes, since Minnesota taxes are based in arrears.

## ABOUT SCANNELL

Scannell Properties is a privately owned real estate development and investment company that focuses on build-to-suit and speculative development projects throughout 44 states and 3 Canadian Provinces. With over 25 years of experiences, 200+ projects completed totaling over 200 million square feet, they strive to provide innovative building solutions that improve operational efficiencies and productivity, while delivering the highest quality construction at the most competitive cost.

# FOR SALE OR LEASE > Apple Valley Business Park

## BUILDING FEATURES

### Location

147th Street W & Johnny Cake Ridge Rd  
Apple Valley, MN

### Availability

10,000-110,000 SF (BTS Office)

### Site Size

8.38 Acres\*

\*According to Dakota County GIS

### PID

01-02600-51-014

### Zoning

I-2 General Industrial

### Asking Price

Scannell will complete a build-to-suit  
for purchase

### Loading

Dock & drive-in

### Clear Height

24'-32'

### Rental Rates

\$10.75 psf Office

\$5.50 psf Warehouse

### Concept Parking

172 surface stalls

### Concept Dimensions

180' building depth

45'x50' column spacing

### CAM & Taxes (2018 est.)

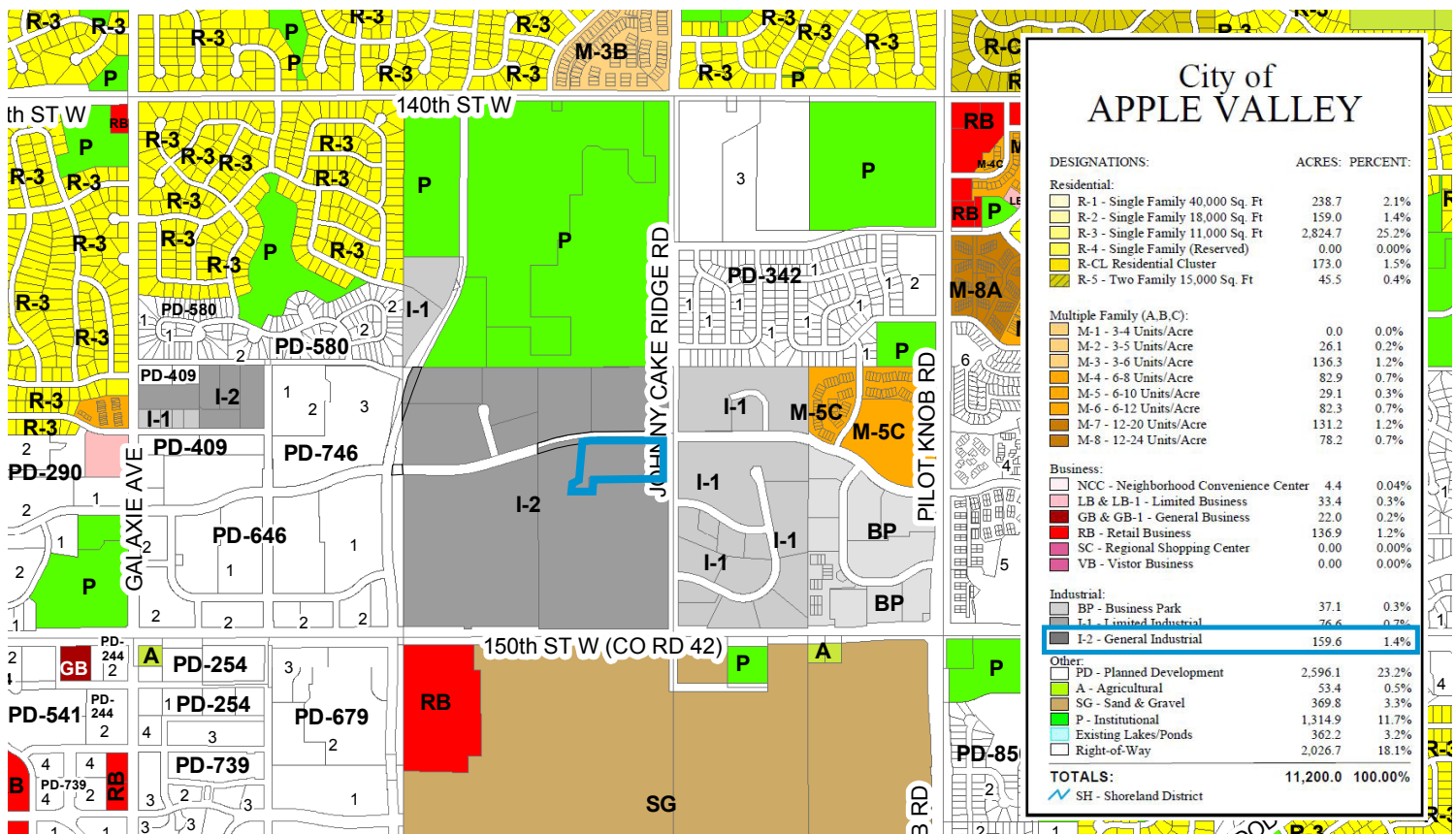
RE Taxes\*: \$0.07 psf

CAM: \$1.00 psf

Total: \$1.07 psf

\*Taxes are assessed in arears. 2018  
will be land only. 2019/2020 will be  
partial or fully assessed depending on  
construction timeline

## ZONING MAP







## CONTACT US

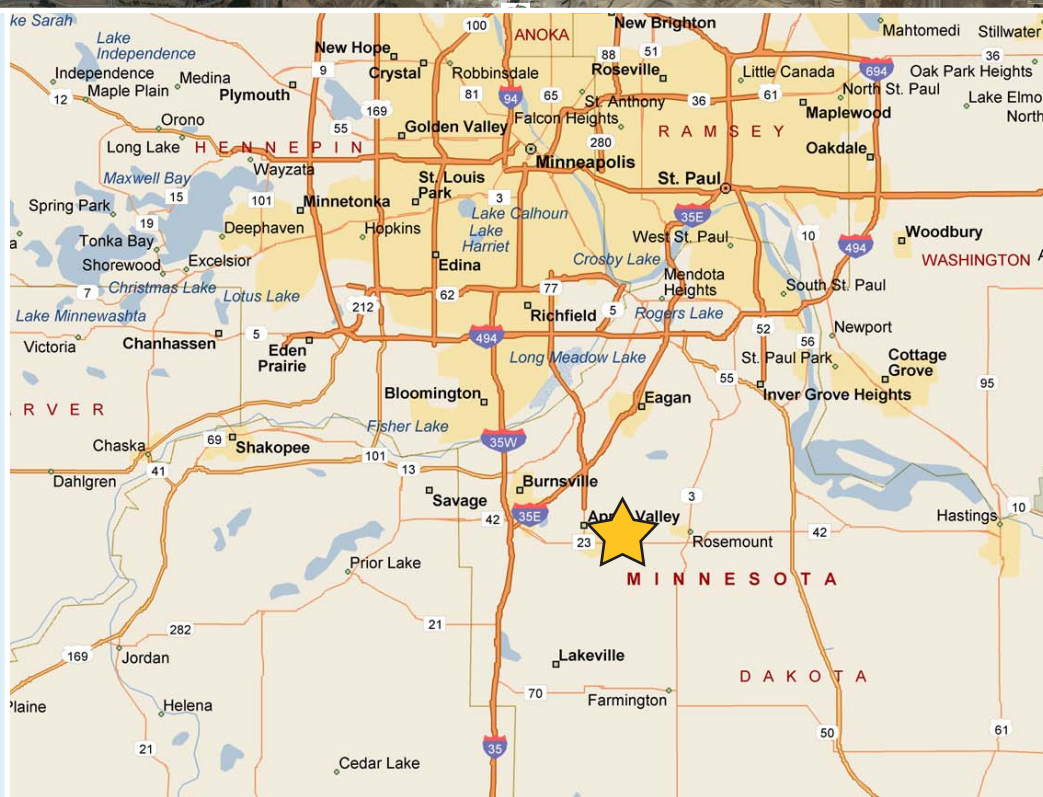
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Accelerating success.



Demographic	5 Mile	10 Mile	15 Mile
Total Population	176,799	402,039	960,734
Median Household Income	\$84,631	\$79,627	\$75,005
Average Household Income	\$105,533	\$101,425	\$99,570
Total Households	65,633	152,645	381,348
Daytime Population	121,238	399,928	933,712