

FOR SALE OR LEASE



Drywall Supply

14235 42ND STREET NE, ST. MICHAEL, MN 55376



Contact Us

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Site Information

| | |
|----------------------|---|
| Location | SWQ of Cty Rd 241 & I-94, St. Michael, MN |
| Land Size | Approximately 3 Acres |
| Year Built | 2003 |
| PID | 114.188.001010 |
| Building Size | 29,754 SF Total |
| | > 25,230 SF Warehouse |
| | > 4,524 SF Office - 1st and 2nd Floor |

ASKING PRICE:

\$2,150,000 (\$72.25 psf)

LEASE RATE:

\$4.76 psf (blended rate)

BUILDING FEATURES:

FABCON Built

First Floor

- > 6 offices with doors - First Level
- > Display showroom
- > Bathrooms
- > Break room area

Upper Level

- › 2 staircases to upper level
- › Offices
- › Conference room
- › Bathrooms
- › Larger break room

Warehouse

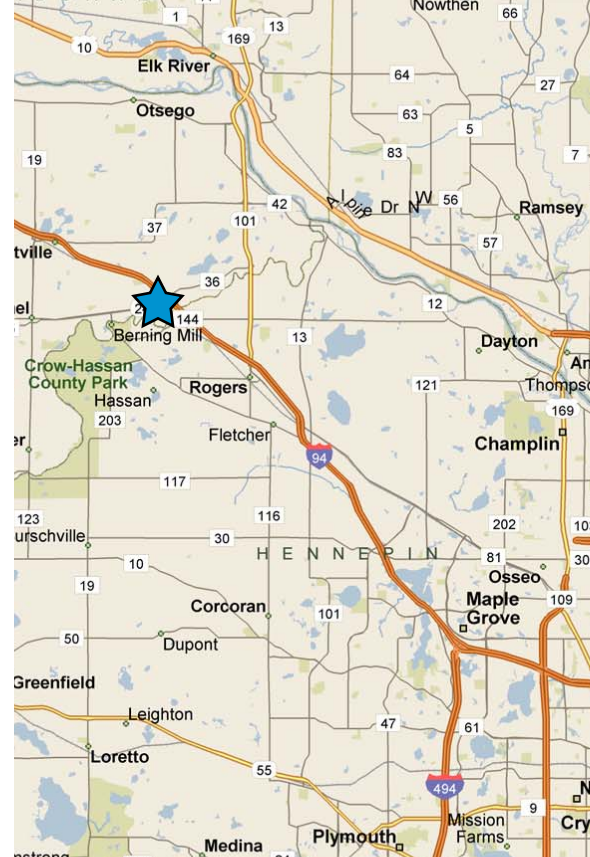
- > No Columns
- > Heavy duty concrete
- > 5 Drive-in Doors: 2 on side, 1 in back, 1 on north side, service / delivery door in front
- > In floor heat - office showroom
- > No heat or sprinklers in warehouse saving on operating expenses

EST. PROPERTY TAXES (2012):

- > \$76,576 (\$2.39 PSF)

COMMENTS:

- > Extra land available
- > Room for a dock door on north side of building, plans are drawn for 2-3 dock doors that could be added
- > Railroad Spur: Burlington North Railroad
- > 15 minute drive to I-494 & I-694
- > Outside Storage - Heavy duty asphalt, parking lot/highway grade
- > 1 block off of I-94 and Hwy 252
- > Many amenities in area
- > Visible off of I-94
- > Multi-function building



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