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# 1239 Willow Lake Blvd Vadnais Heights

**SALE OFFERING**

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Prepared by:  
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# 1239 WILLOW LAKE BLVD

## PROPERTY ADDRESS:

1239 Willow Lake Blvd  
Vadnais Heights, 55110-5145

## BUILDING SIZE:

92,384 square feet - total  
38,059 square feet - office  
31,608 square feet - warehouse  
22,717 square feet - manufacturing

## FOUNDATION:

Masonry

## FRAME:

Structural Steel

## FLOOR:

Concrete slab on grade

## OFFICE TECH FLOOR COVERINGS:

Carpet, Tile and VCT tile

## WAREHOUSE FLOOR COVERINGS:

Concrete

## OFFICE CEILING:

2'x2' reveal tile with 2x4 grid

## WAREHOUSE CEILING:

18'-20' clear height  
Painted white deck

## OFFICE TECH LIGHTING:

2'x4' parabolic, T8 fluorescent

## WAREHOUSE LIGHTING:

2'x4' Fluorescent high bay fixtures, 6 lamp, T8

## FIRE PROTECTION:

Wet sprinkled - hydraulically designed automatic sprinkler system

## DATA/TELECOMMUNICATIONS:

Fiber Optics, gigabit Ethernet provided by Century Link

## SALE PRICE:

~~\$3,972,000~~

~~Price reduced to \$3,700,000~~

**Price reduced to \$3,500,000**

## SPECIALTY:

AT&T has a picocell base located within the building

## BUILDING SECURITY:

Key card readers

## HVAC:

37 rooftop units

## ELECTRICAL:

Xcel Energy is current utility provider  
Approximately 600 amps, 480/277 volt, 3 phase  
Approximately 400 amps, 208/120 volt, 3 phase

## EXTERIOR WALL:

Masonry concrete block with pilasters and concrete walls panels

## WINDOWS:

Double glazed aluminum clad

## ENTRY DOORS:

Glass and steel entry system

## WAREHOUSE DOORS:

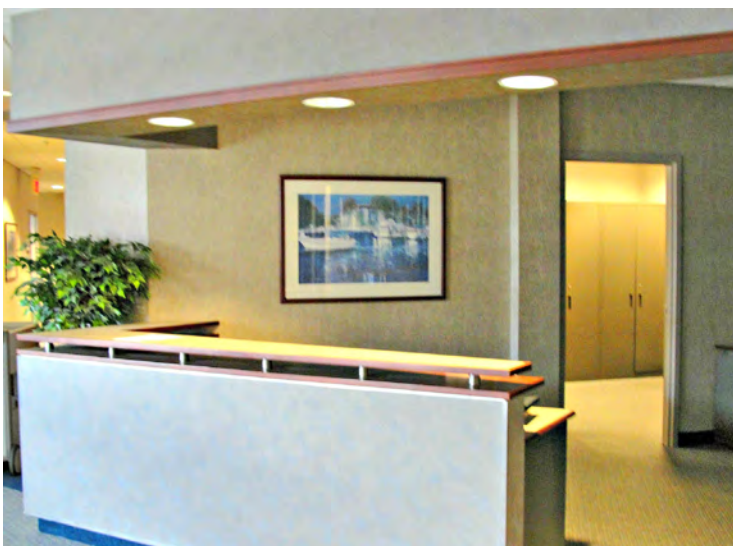
Three (3) 8'x9' loading docks  
Two (2) drive-in doors

## ROOF STRUCTURE:

Original portion of the building - the roof was replaced in 2000  
Type - adhered EPDM membrane  
Office infill & warehouse addition was added in 2000  
Type - ballasted EPDM membrane  
Manufacturing area roof was replaced in 2009  
Type - TPO single-ply membrane

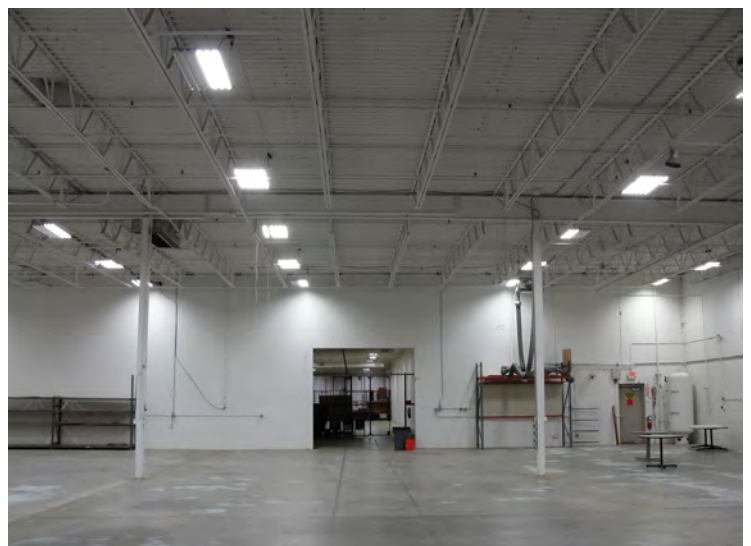
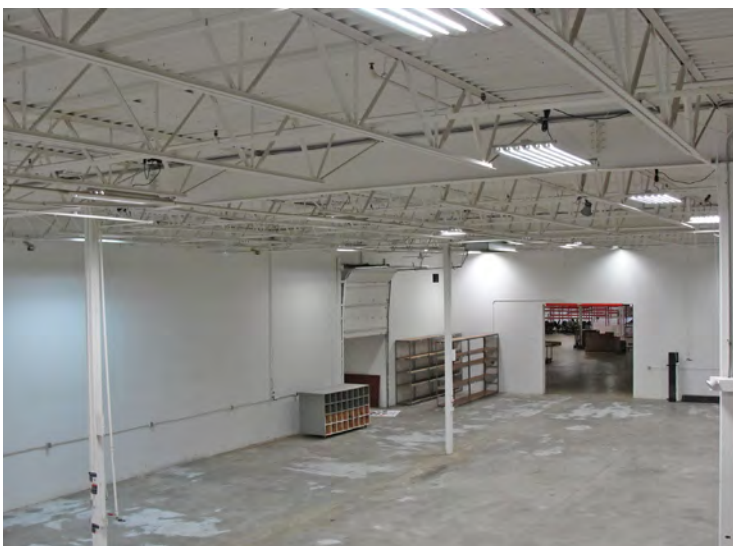
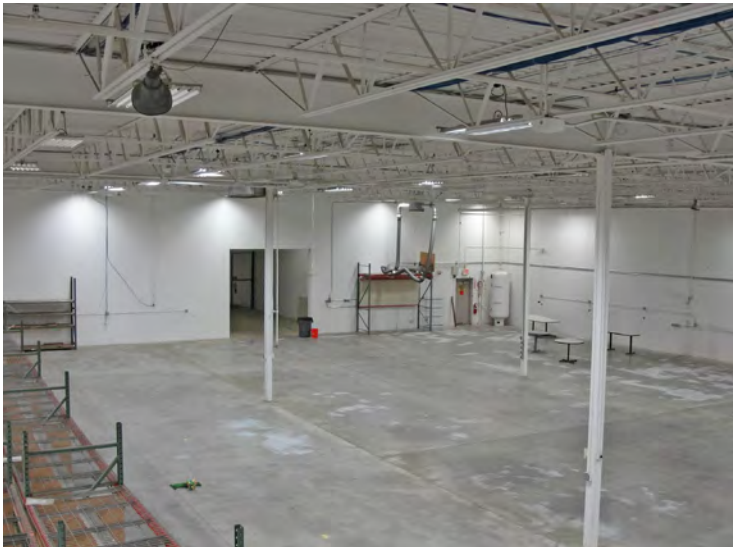


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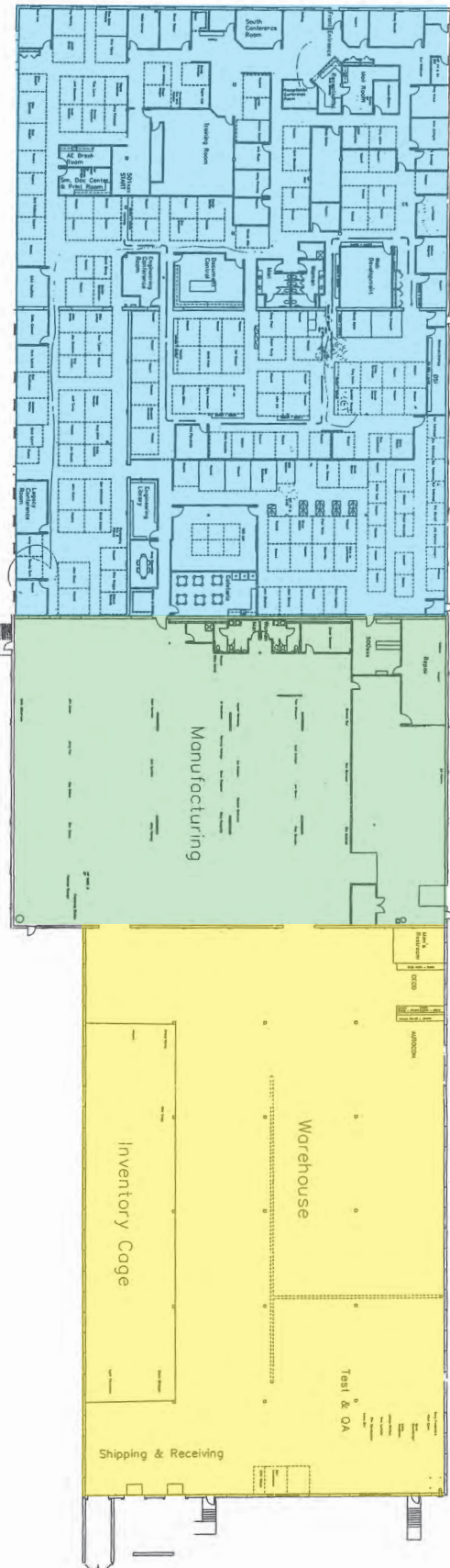


# AERIAL MAP





# FLOOR PLAN - OVERALL



Office - 38,059 square feet



Manufacturing -22,717 square feet



Warehouse - 31,608 square feet

92,384 total square feet



# PROPERTY TAX INFORMATION



PROPERTY ADDRESS:	1239 Willow Lake Blvd Vadnais Heights, 55110
PID:	33-30-22-11-0036
TOTAL ESTIMATED MARKET VALUE:	\$4,636,800
TOTAL TAXABLE MARKET VALUE:	\$4,636,800
TOTAL ESTIMATED LAND VALUE:	\$2,055,100
TOTAL ESTIMATED BUILDING VALUE:	\$2,581,700
PROPERTY TAX:	\$161,234
SPECIAL ASSESSMENTS:	\$0
TOTAL PROPERTY TAX + SPECIAL ASSESSMENTS:	\$161,234