

***1220 Lund Boulevard
Anoka, MN 55303***

**111,650 SF Production
Facility Available Now!**

Phone: 763-230-7911

**Exclusively Offered by:
Mark Steingas
Justin Stueve**

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INTRODUCTION

Due to the extraordinary success of the original business this highly functional state-of-the-art printing/production facility located in the Enterprise Industrial Park is now available for a new business looking for the same type of success. Enterprise Park is home to more than 50 businesses with easy access to Highway 10 in the northwest Minneapolis suburb of Anoka. The City of Anoka is located 20 miles northwest of Minneapolis and is one of the oldest and largest river-towns in the State offering a strong workforce, technical college, numerous banks, restaurants and shopping areas. The City also boasts a very innovative and pro-business government.

For tax purposes the Ownership entity would prefer to Lease the facility to a quality Tenant and is therefore offering the property for lease at extremely attractive rates. For those wishing to take advantage of the current "Buyer's market" the Owner is also offering the property for sale at a price far less than replacement. A realistic and knowledgeable Owner is open to any creative ideas to put this wonderful property to a good use.

Original construction consisted of approximately 85,000 square feet in 1996 by Benson-Orth Associates, Inc. for a Web Offset Printing and Packaging business. In 2001 the same owner/business added 26,000 square feet of warehouse and office to support its growth. Now over 111,000 square feet on 5+ acres the building is over 90% air-conditioned, with a minimum of 25 foot clear ceiling heights that can accommodate many different types of business.

Also available from the same owner is another 34,600 square foot warehouse constructed in 2001 located only couple of blocks away.

This Property is being offered for Lease or for Sale with occupancy available in September 2009.

PROPERTY SPECIFICATIONS

LAND:

Property Address: 1220 Lund Boulevard Anoka, MN 55303
Lot Dimensions: 463 x 502 x 356 x 364
Land Size: 228,924 SF or 5.26 acres
Legal Description: Lots 1 and 1A, Block 3, Anoka Enterprise Park Third Addition, Together with the North 50 feet of Lots 2 and 2A, Block 3, Anoka County, Minnesota.
Zoning: M-1, Light Industrial District

BUILDING:

Construction: Pre-Cast Tilt Up Concrete Panels
Exterior Finish: Glass and Exposed Aggregate Pre-Cast Tilt Up
Year Built: 1996/2001
Gross Building Area: 111,650 S.F.
1st Floor Office Area: Approx. 5,040 sf
2nd Floor Office Area: Approx. 12,275 sf
Warehouse/Production Area: Approx. 84,735 sf Air Conditioned
Warehouse/Shipping Area: Approx. 9,600 sf Non –Air Conditioned
Restrooms: 6
Clear Height: 25' clear
Loading: Four - 8x9 Dock Doors with Levelers
One - 16x16 Drive-in Door
HVAC: Heated and Cooled by rooftop units and gas radiant heaters.
Fire Protection: Wet sprinkler system (monitored)
Parking: 175 spaces
Electrical Service: 3600 Amp, 277/480 Volt with Multiple Drops
Roof: 1996, 2001 – 3 Ply Built-Up Roofing
Flooring: 6" Concrete Floor in Production Area

TERMS AND CONDITIONS

Lease Price: Office Space - \$6.50/sf
Warehouse - \$3.50/sf
Taxes - \$1.25/sf
Estimated CAM - \$1.00/sf

Terms: 3 – 7 Years, with option to buy.

Sale Price: \$5,800,000

Terms: Cash

Available square footage: 111,650 SF

Real Estate Taxes (2008): \$ 140,100.30

PID Numbers: #35-32-25-13-0015

Possession: September 1, 2009

Pictures



Main Entrance



Front of Building Facing Lund Blvd



Drive-In Door, Loading Docks and Truck Court



Main Entrance and Reception Area



Conference Area on Glass



Executive Size Offices



Atrium Glass in Main Entrance



Production/Warehouse Break and Lunch Area



Windows in Production Area



Open Office Space with 9' Ceilings



Office Production Space



Air Conditioned Production Area



3,600 Amp, 277/480 Volt Power in the Production Area



25' Clear Height in the Production/Warehouse Area



Production/Warehouse Area

Site Plan

No.	Date	Revised
1	01/18/21	ISSUED FOR PERMIT
2	01/18/21	ISSUED FOR CONSTRUCTION
3	01/18/21	ALL IN
4	01/18/21	REVISED SET

1. Surveyor's note: THIS SITE INFORMATION REPORT WAS PREPARED BY THE SURVEYOR FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR UNDER THE SEAL OF THE SURVEYOR.

Sub: 21-10-01 PROJECT: J. ALLEN License No. 12844

GENERAL CONTRACTOR: **BENSON ORTH ASSOCIATES INCORPORATED**

BUILDING ADDITION FOR: **Pioneer**

2220 LUND BOULEVARD
ANDOVER, MA 01810-1002

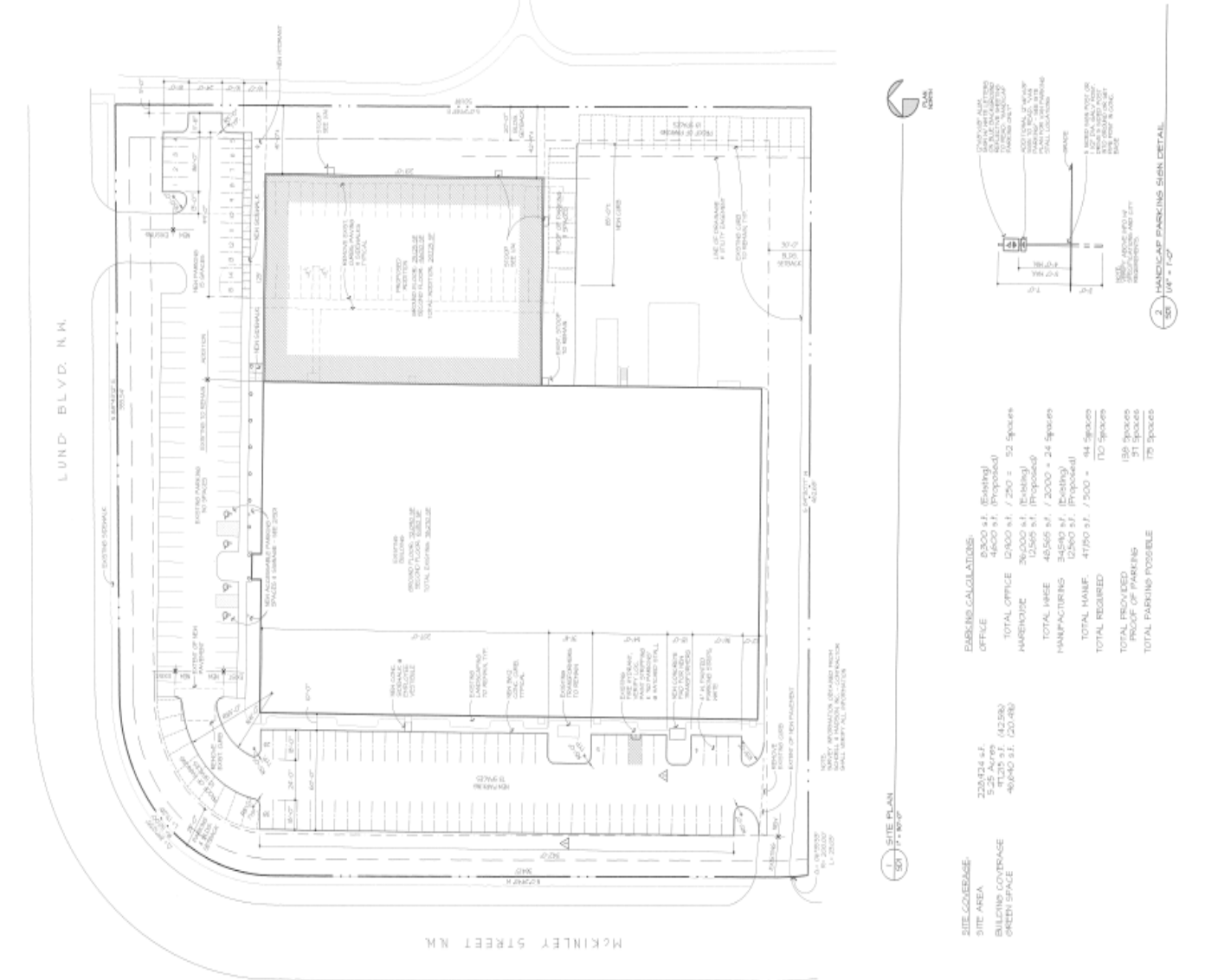
WALSH BISHOP ASSOCIATES, INC.
Professional Engineer License # 12374-0100
1000 Main Street, Suite 200
Andover, MA 01810

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SITE PLAN & SITE INFORMATION

Date: 01/18/21
Comm. No: 20117.00
In Charge: TDD
Drawn By: T.D.D.

SD1



SITE COVERAGE	220,124 sq. ft.
SITE AREA	5.0 acres
BUILDING COVERAGE	11,235 sq. ft. (42.1%)
GREEN SPACE	40,640 sq. ft. (20.4%)

PARKING CALCULATIONS:	
OFFICE	8,300 sq. ft. (Existing)
TOTAL OFFICE	12,800 sq. ft. / 250 = 52 spaces
WAREHOUSE	26,000 sq. ft. (Existing)
TOTAL WAREHOUSE	12,800 sq. ft. / 200 = 24 spaces
MANUFACTURING	40,585 sq. ft. / 2000 = 24 spaces
TOTAL MANUFACTURING	12,800 sq. ft. / 2000 = 24 spaces
TOTAL MANUFACTURING	47,500 sq. ft. / 1500 = 94 spaces
TOTAL REQUIRED	170 spaces
TOTAL PROVIDED	139 spaces
PROOF OF PARKING	91 spaces
TOTAL PARKING POSSIBLE	170 spaces

1st Level Floor Plan

No.	Date	Description
1	01/10/20	ISSUED FOR PERMIT
2	01/10/20	ISSUED FOR PERMIT
3	01/10/20	ISSUED FOR PERMIT
4	01/10/20	ISSUED FOR PERMIT
5	01/10/20	ISSUED FOR PERMIT
6	01/10/20	ISSUED FOR PERMIT
7	01/10/20	ISSUED FOR PERMIT
8	01/10/20	ISSUED FOR PERMIT
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15	01/10/20	ISSUED FOR PERMIT
16	01/10/20	ISSUED FOR PERMIT
17	01/10/20	ISSUED FOR PERMIT
18	01/10/20	ISSUED FOR PERMIT
19	01/10/20	ISSUED FOR PERMIT
20	01/10/20	ISSUED FOR PERMIT

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DATE: 01/10/20
PROJECT: 1. BUILDING
SHEET: 1.01

GENERAL CONTRACTOR:
BENSON-ORTH ASSOCIATES
INCORPORATED

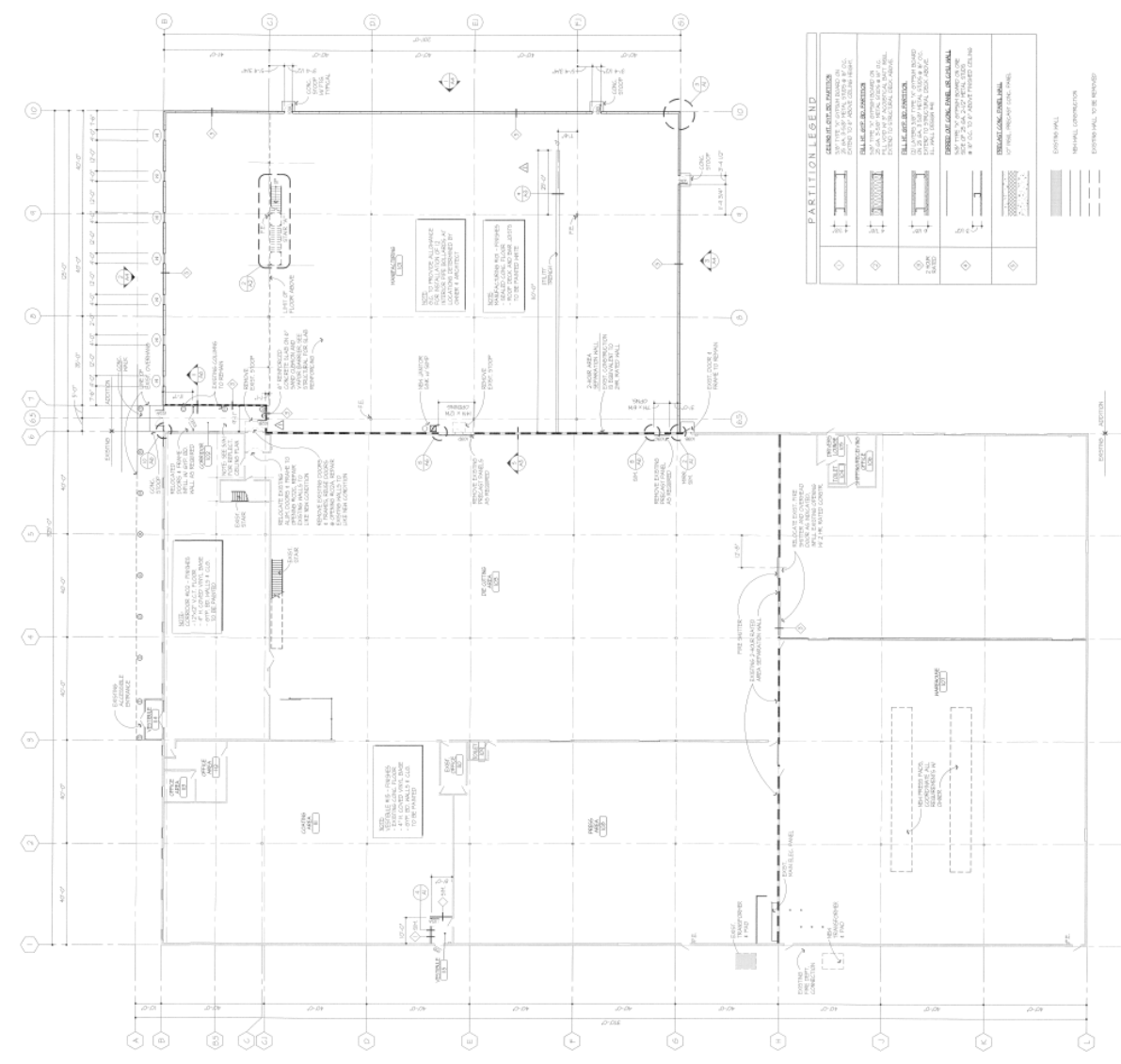
BUILDING ADDITION
FOR:

Pioneer
1220 LIND BOULEVARD
ANOKA, MN 55305-4902

WALSH BISHOP ASSOCIATES
ARCHITECTS
1220 LIND BOULEVARD
ANOKA, MN 55305-4902
TEL: 763.439.1234
WWW.WBSA-ARCH.COM

1ST LEVEL FLOOR PLAN

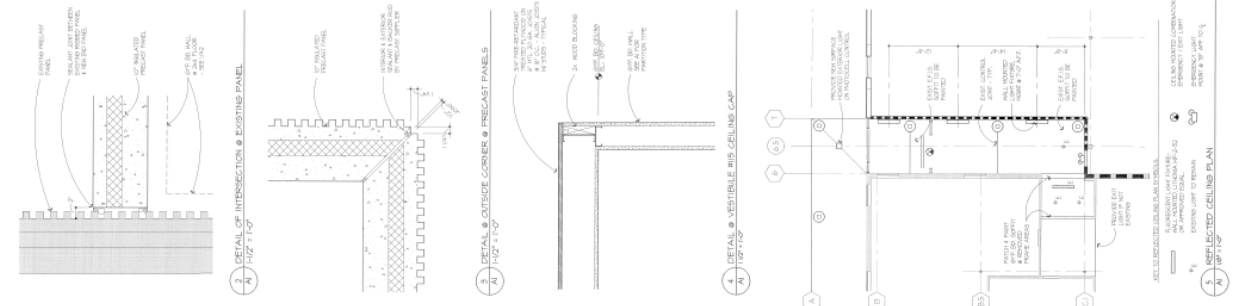
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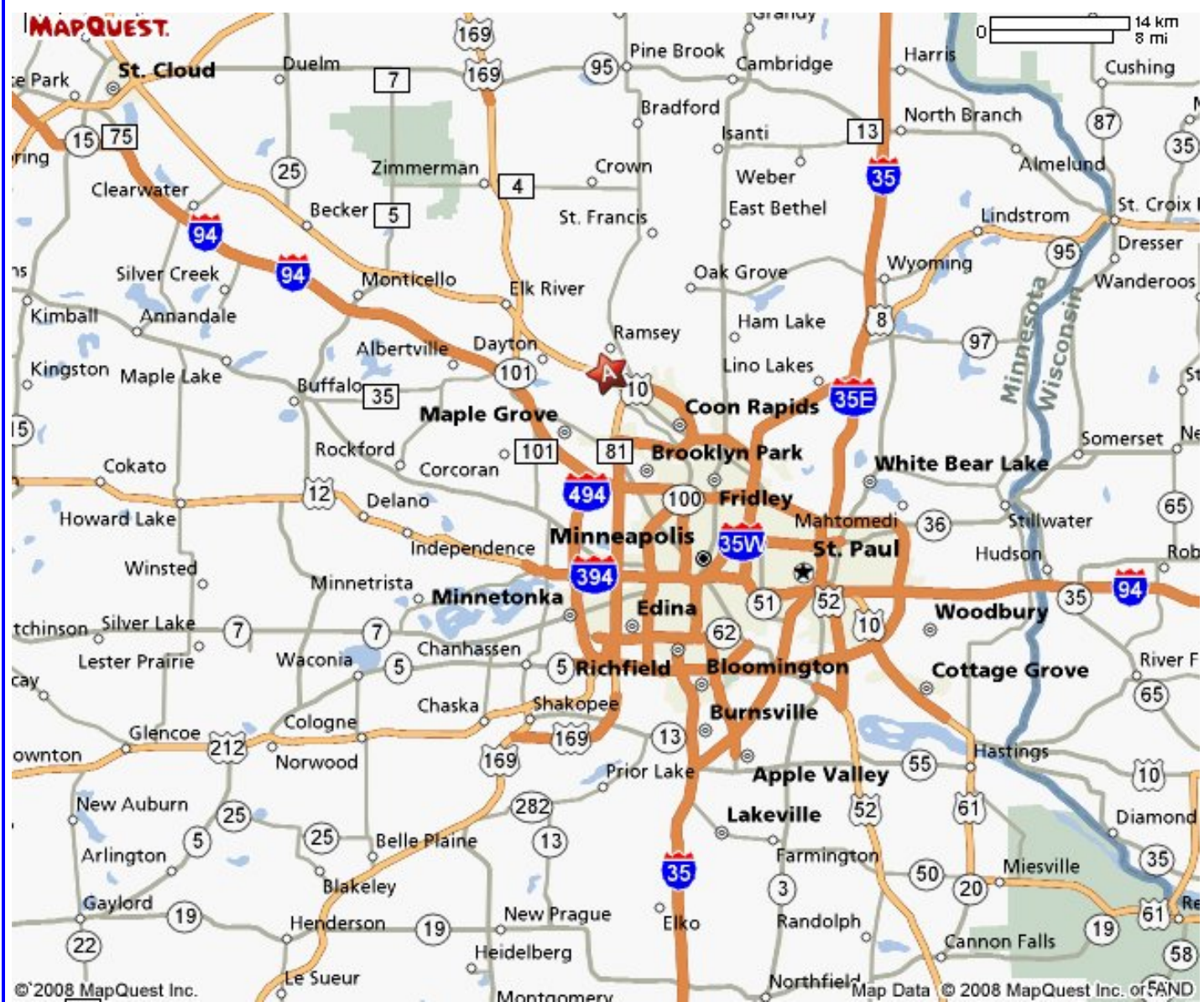
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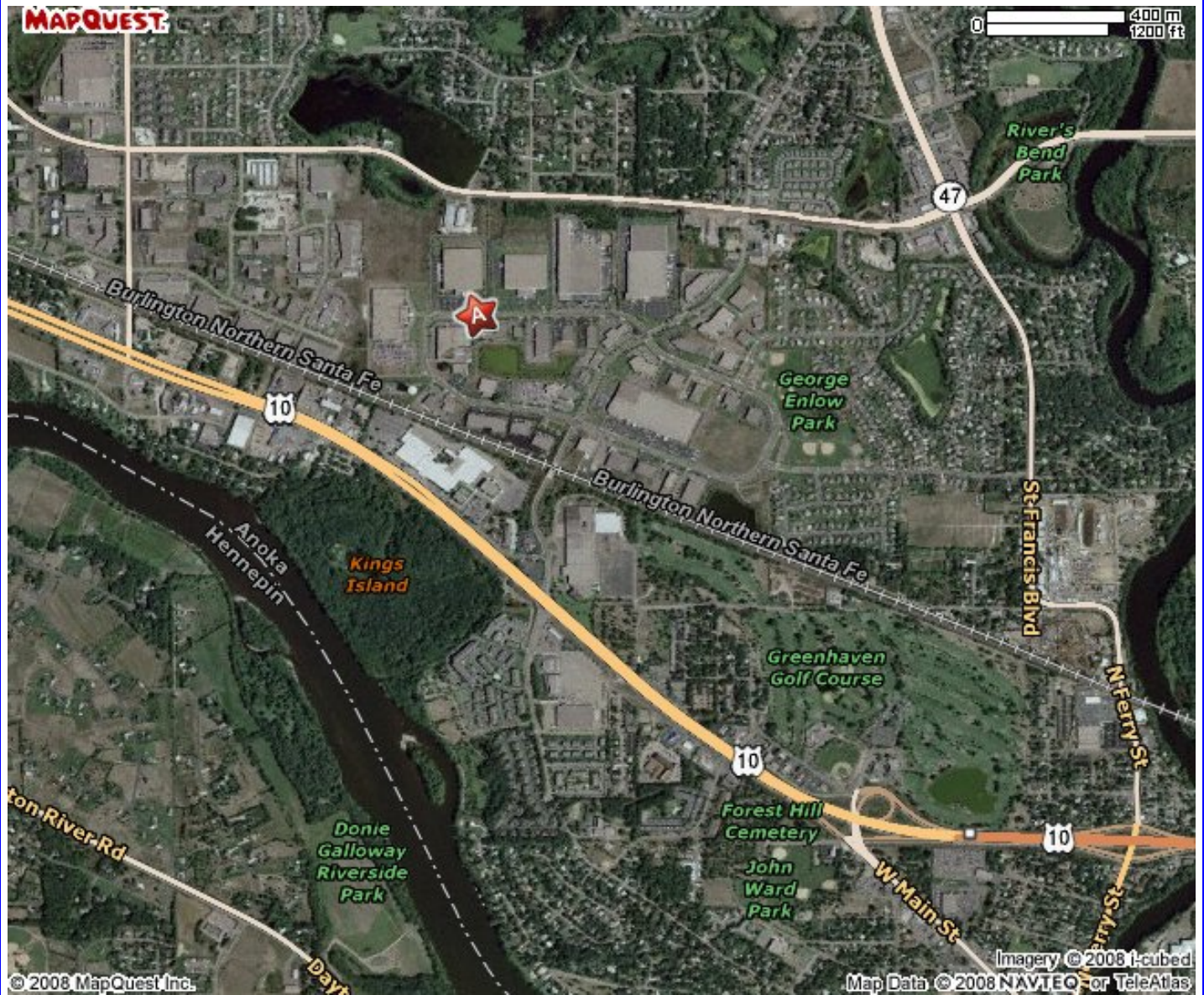
1ST LEVEL FLOOR PLAN



Street Map



Ariel View



City of Anoka

The City of Anoka has a population of 17,000+ and is located approximately 15 miles north of Minneapolis and 20 miles northwest of Saint Paul. Anoka is the county seat of Anoka County, one of the fastest growing counties in Minnesota. The leading industries in Anoka are manufacturing, 19%; educational, health and social services, 18%; and retail trade, 12%.

Anoka has experienced substantial growth during the past several decades and will continue to grow into future decades, this will help the area grow in population, business and industry. The city of Anoka is pro-growth providing a 300 acre industrial development (Anoka Enterprise Park), office development around the downtown area, and retail both in the central business district, as well as around the newer outlying malls.

Welcome to the City of **Anoka**
Historic River City

Assets:

