

**654 Industrial Blvd
Waconia, MN 55387**



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INTRODUCTION

Copperwood is proud to offer this one of a kind, 100% precast industrial building that was recently zoned B-1 Highway Business District. With great visibility and convenient location off Highway 5, this building offers a great setting for a variety of businesses.

Some featured amenities include:

- 9,634 square feet of office space with 9 foot ceilings
- 100% of building is Air-conditioned
- Convenience of both a loading dock high door and drive-in door
- Designed to accommodate four tenants with four entrances and four sets of restrooms

The City of Waconia is 25 minutes west of the 494 loop on Highway 5. The town offers a Regional Hospital, four banks, a new Target store, and numerous restaurants and shopping areas. It is home to the third largest Lake in the Metro area and excellent workforce.

Pictures



Front of Building with the Four Suite Entrances



Closer view of a Suite Entrance



Alphabet Daycare Outdoor Play Area



Second View of Outdoor Play Area



View of Loading Dock Area



Loading Dock/Play Area



Office Area Suite # 2



Office Area Suite # 3



Open Office Area Suite # 4



Warehouse Area Suite # 2



Warehouse Area Suite # 3



Warehouse Area Suite # 4

PROPERTY SPECIFICATIONS

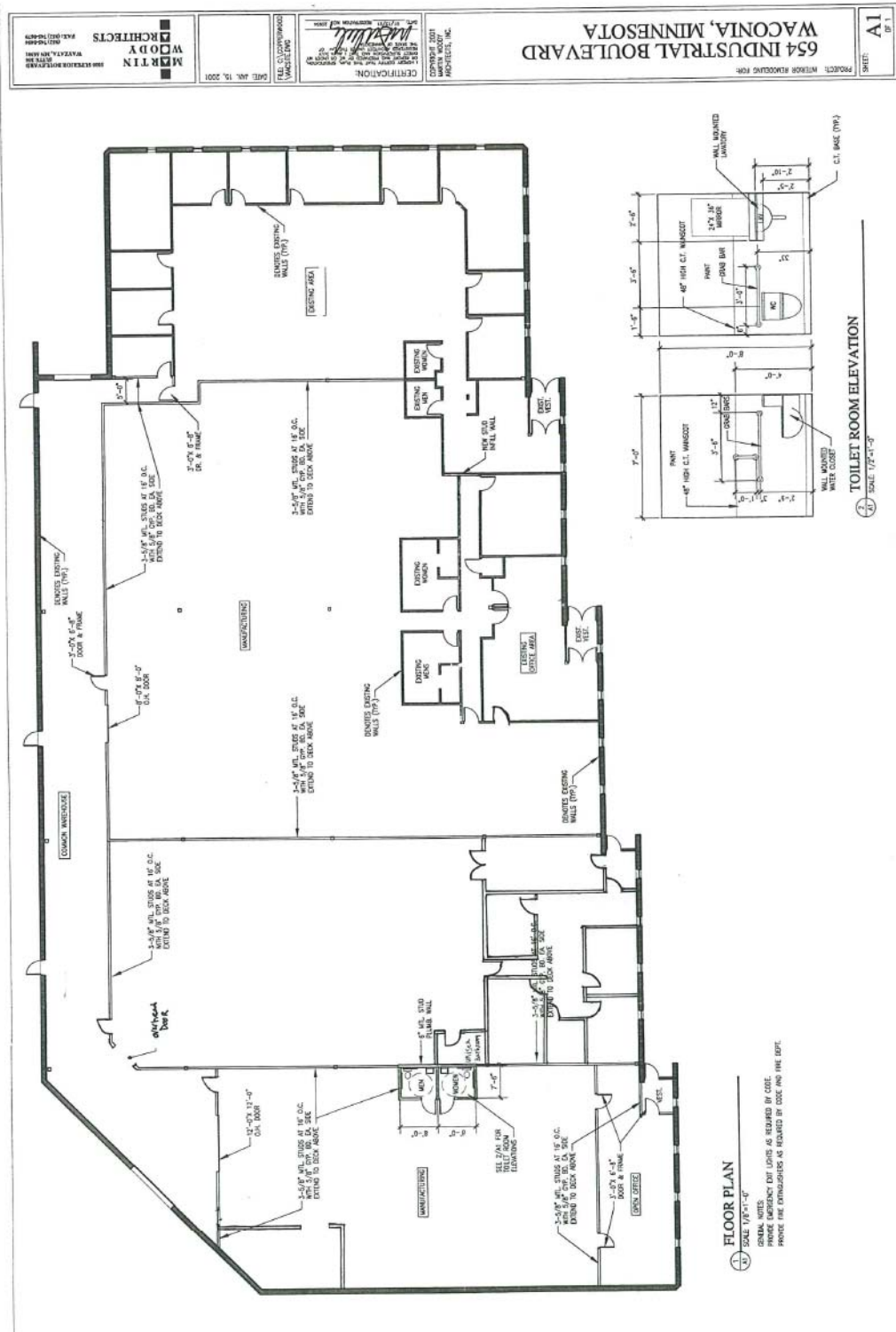
LAND:

Property Address: 654 Industrial Blvd Waconia, MN 55387
Land Size: 84,940 SF or 1.96 acres
Legal Description: Lot 006, Block 002, Sudheimer Industrial Park 2nd Addition
Zoning: B-1, Highway Business District

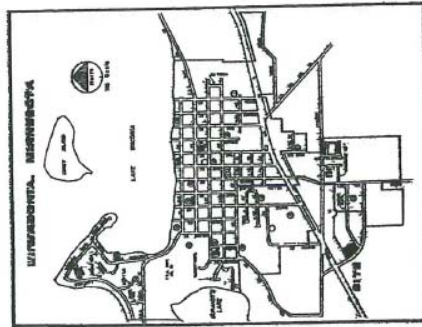
BUILDING:

Construction: 100% Precast (including roof)
Exterior Finish: Brick
Year Built: 1985
Gross Building Area: 27,564 S.F.
Office Area: Approx. 9,634 sf
Warehouse Area: Approx. 17,930 sf
Restrooms: 4 sets of restrooms
Clear Height: 14' clear
Loading: One - 8x8 Dock Door
One - 12x12 Drive-in Door
HVAC: GFA heating / 100% Air Conditioned.
Fire Protection: No Sprinklers
Parking: 82 spaces
Electrical Service: 800 Amp, 480 Volts, Three phases
Roof: Precast Roof

Floor Plan



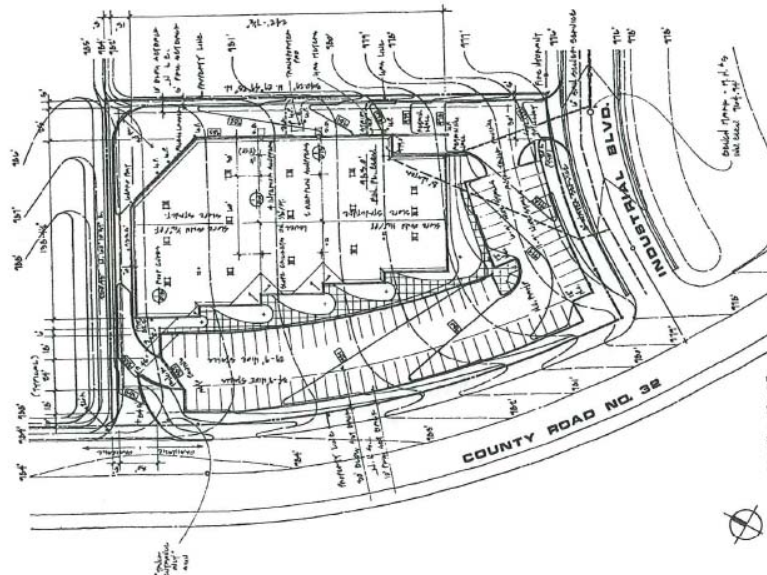
Site Plan



LOCATION MAP

DESIGN DATA

OCCUPANCY - GROUP "B" DIV. 2 - OFFICE/MANUFACTURING/WAREHOUSING
 CONSTRUCTION TYPE TWO ONE HOUR + PRE-CAST CONCRETE SHELL
 GROSS BUILDING AREA - 27,500 S.F.
 GROSS FLOOR AREA - OFFICE: 1/3 9,400 S.F. MANUFACTURING 2/3 17,884 S.F.
 + 250 S.F.P.
 + 250 S.F.P.
 REQUIRED PARKING - 51 STALLS 45
 PROVIDED PARKING - 52 STALLS 50
 LEGAL DESCRIPTION - SUDHEIMER INDUSTRIAL PARK, 2ND ADDITION, BLOCK 2, LOT 2



SITE PLAN

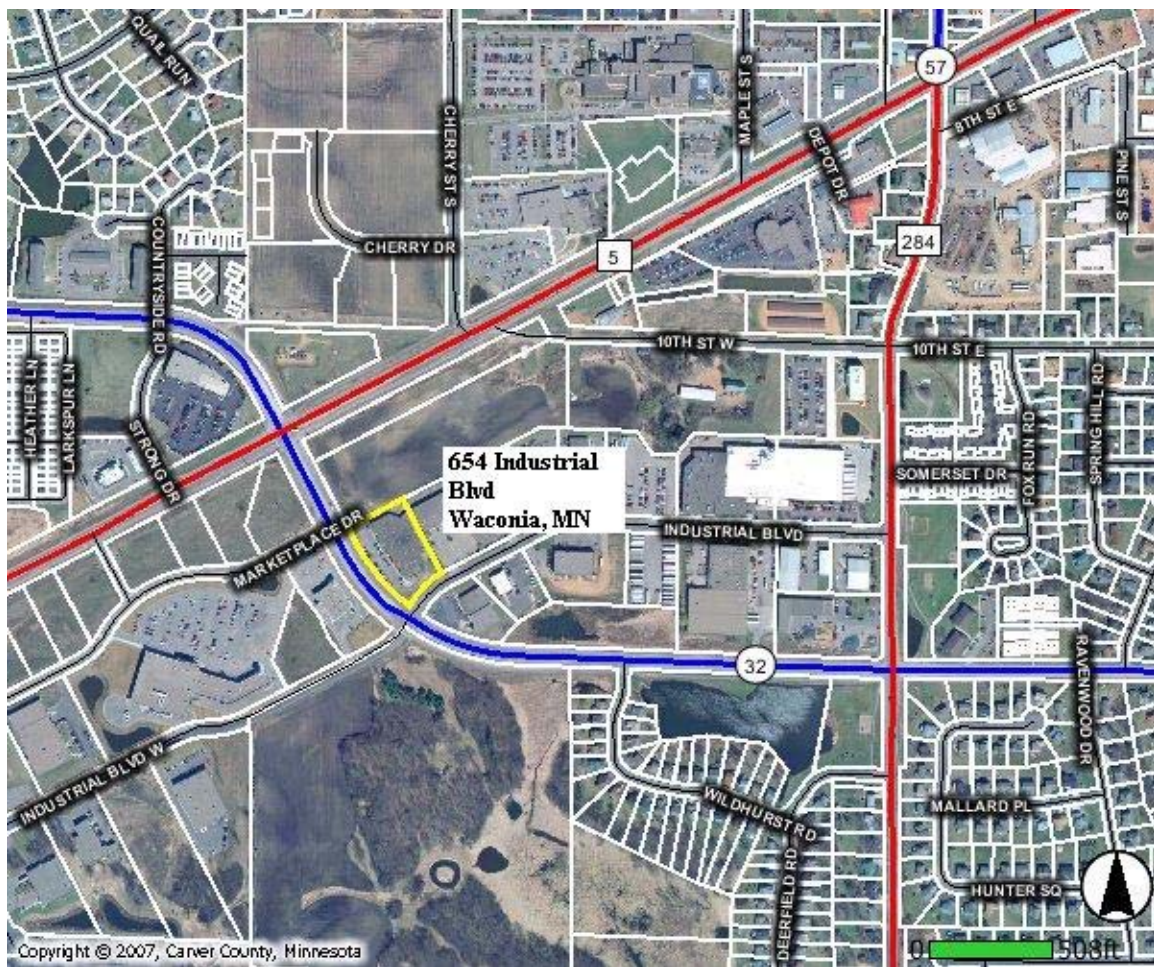
Notes: 1. All work shall be in accordance with the Minnesota State Building Code, 1997 Edition, and all applicable local ordinances. 2. The site plan is based on the information provided by the owner. 3. The site plan is not to be used for any other purpose without the written consent of the engineer.

TERMS AND CONDITIONS

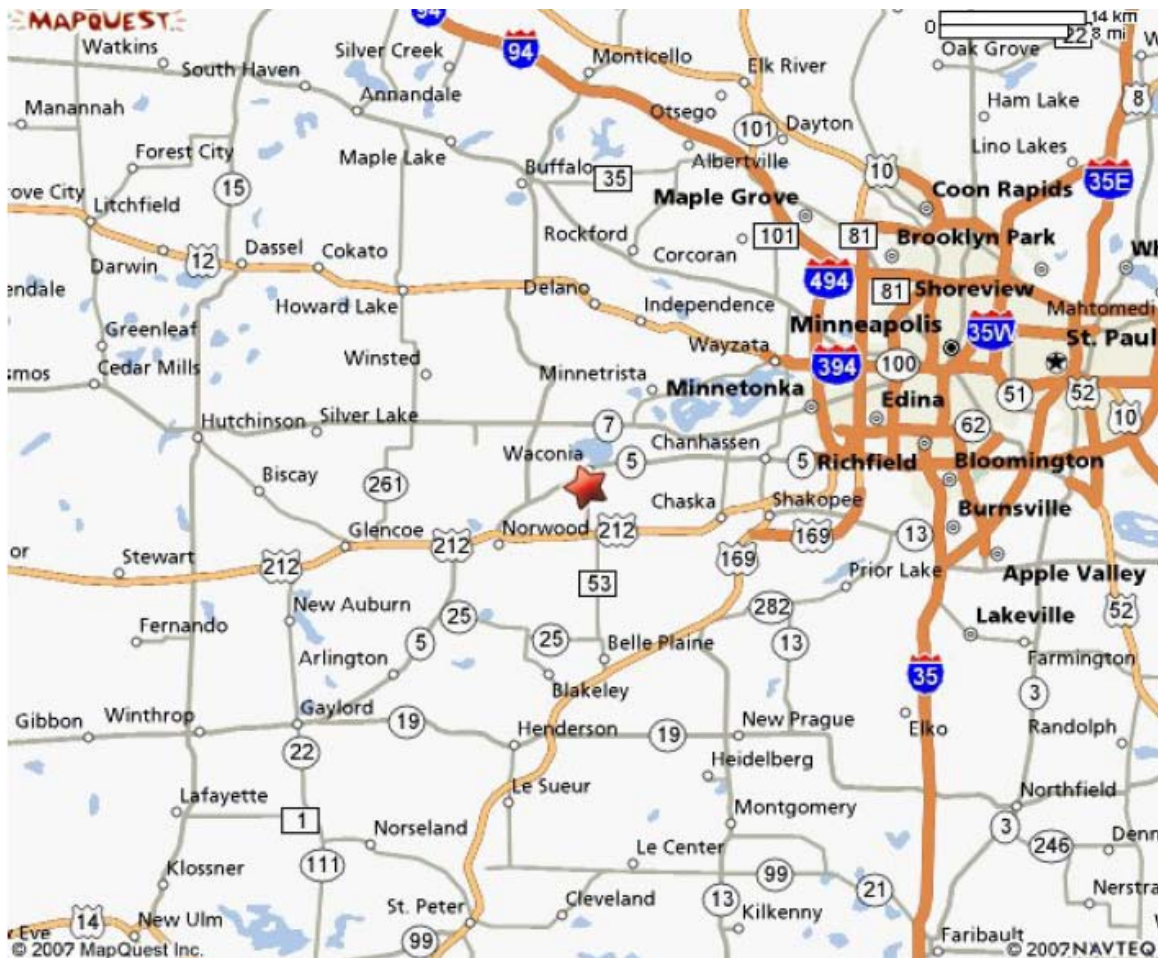
Sale Price:	\$2,400,000
Terms:	Cash
Available square footage:	27,564 SF
Real Estate Taxes (2007):	\$ 30,372.00
PID Numbers:	#75.4610080
Possession:	Upon Closing

Location Maps

Ariel View



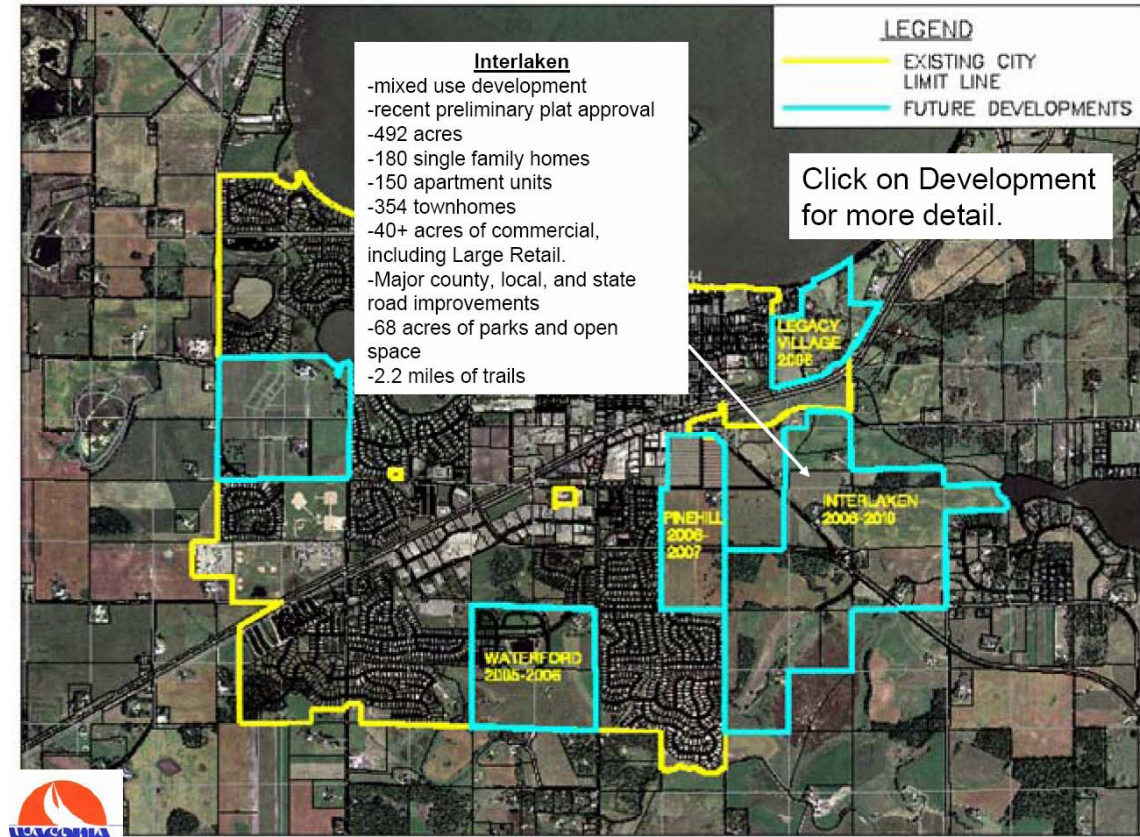
Street Map



City of Waconia

Waconia is a growing community of 10,100 people located just 30 minutes west of the Twin Cities of Minneapolis and St. Paul in an area popular with visitors for the many lakes, parks and enjoyable destinations within easy reach. The City is nestled next to scenic Lake Waconia and offers residents a healthy environment as well as growing economic development, strong schools and excellent health care facilities.

InterLaken - Located on the southeast corner of Waconia, Interlaken's 493 acres will provide the city with opportunities to expand its road and infrastructure system and its park and trail network.



Target:

Target will bring its new store design, called a P09 model to Waconia. The new store will offer some grocery products and be about 132,400 sq. feet in size.

The project is scheduled to be completed by the fall of 2008 and will see construction and site work this year. It will be located just south of Hwy 5 near what will be the new County Road 30. This stretch of roadway will connect with new County Road 10, intersecting with a new Airport Road.

Assets:  **Ridgeview MEDICAL CENTER**

 **CROWN COLLEGE**