

**865 Industrial Blvd
Waconia, MN 55387**



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INTRODUCTION

Immaculate, well maintained, free-standing office/manufacturing/warehouse facility just south of Downtown Waconia off of Highway 5 and County Road 32. Constructed for a high-tech machine shop in 1997, this building offers many amenities such as:

- 1200 amp/480 volt power
- 2800 square feet of office space with 9 foot ceilings
- Large windows throughout the office and manufacturing areas
- Over 60% of building is Air-conditioned
- Convenience of both a loading dock high door and drive-in door
- Designed to accommodate two tenants with two entrances and two sets of restrooms
- Large Break-room walks out to patio and expansive green-space
- Expansion potential of an additional 10,000 sq. ft.

The City of Waconia is 25 minutes west of the 494 loop on Highway 5. The town offers 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.

The current business is relocating into a new, larger facility in Waconia. Occupancy for a new business is expected to be December of 2007.

This Property is being offered for Lease or for Sale.

Pictures



Main Entrance



Possible Second Entrance



Drive-In Door and Loading Dock



View of Drive-In and Dock from the Inside



Picnic Area Behind the Building



Reception Area



Conference Area



Executive Size Offices



Executive Size Offices



Office Production Space



Shop Production Space



Shop Production Space



Shop Production Space



Warehouse Area



Packaging Clean Room
(Class 10,000 with Positive Pressure)



Heavy Power/Multiple Drops



Kitchen/Break Area



Large wash area outside restrooms

PROPERTY SPECIFICATIONS

LAND:

Property Address: 865 Industrial Blvd Waconia, MN 55387
Lot Dimensions: 250 x 693 x 287 x 552
Land Size: 155,610 SF or 3.57 acres
Legal Description: Lot 002, Block 003, Waconia West Industrial Park
Zoning: P.U.D. Industrial

BUILDING:

Construction: Block
Exterior Finish: Rock-Face Block painted
Year Built: 1997
Gross Building Area: 15,000 S.F.
Office Area: Approx. 2,800 sf
Production Area: Approx. 7,200 sf
Warehouse Area: Approx. 5,000 sf
Restrooms: 4
Clear Height: 14' clear
Loading: One - 8x10 Dock Door
One - 9x10 Drive-in Door
HVAC: Heated and Cooled by rooftop units.
Fire Protection: Wet sprinkler system (monitored)
Parking: 43 spaces
Electrical Service: 1200 Amp, 480Volts, Three phases
Roof: 1997 – Ballasted Rubber Membrane

TERMS AND CONDITIONS

Lease Price: Office Space - \$7.50/sf
Manufacturing Space - \$5.00/sf
Warehouse - \$3.50/sf
Taxes - \$1.78/sf
CAM - \$1.00/sf

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

Sale Price: \$1,280,000

Terms: Cash

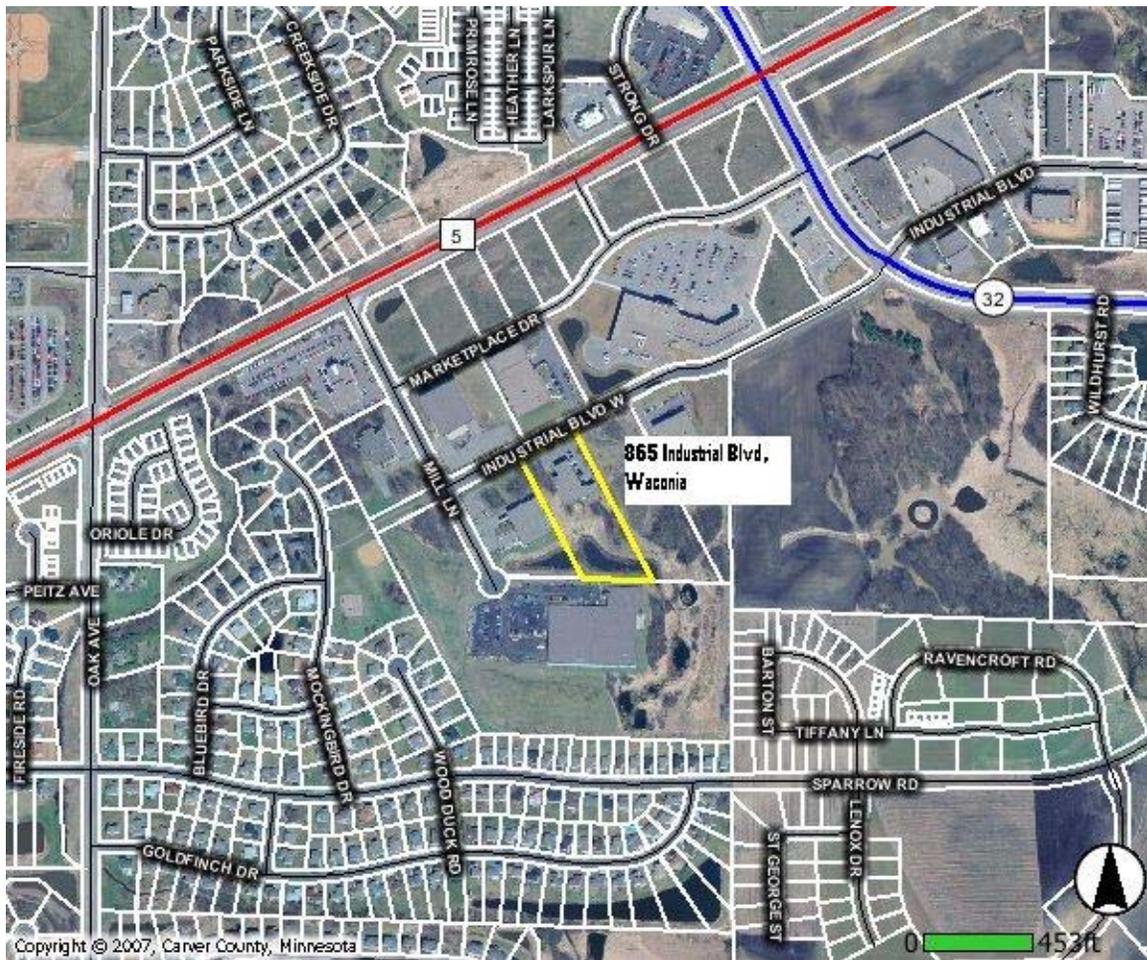
Available square footage: 15,000 SF

Real Estate Taxes (2007): \$ 26,716.00
PID Numbers: #75.5160070

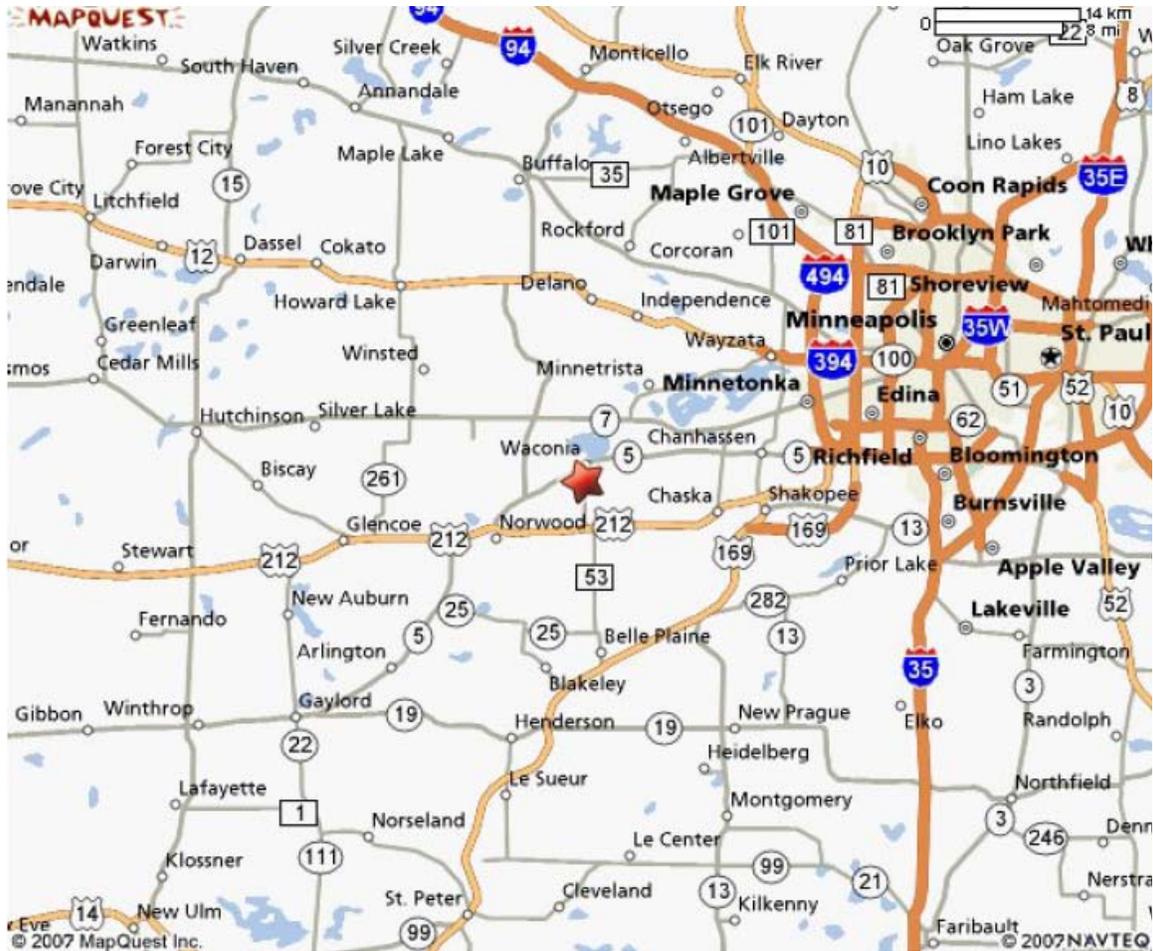
Possession: December 1, 2007

Location Maps

Ariel View



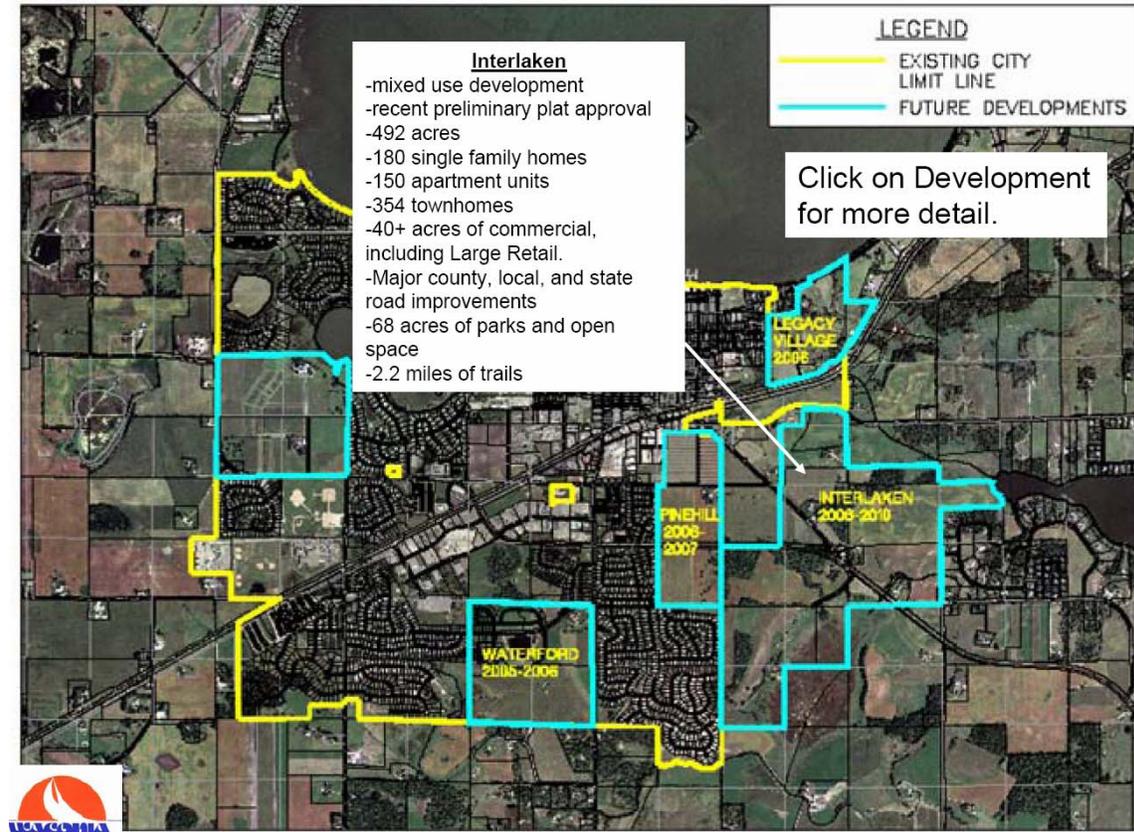
Street Map



City of Waconia

Waconia is a growing community of 9,850 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