



COMMERCIAL REALTY SOLUTIONS

For Sale  
Proposed  
Building



Proposed Building  
To Be Built

## BIG LAKE

Proposed Building

Sales Price: **\$1,119,000.00**

Proposed Building: **8,400/sf**, Lot: 1.9 Acres (Divisible)

xxx 166th Street, Big Lake, MN 55309

Joseph Elam, Broker  
320.282.8410  
JElam@Crs-Mn.com

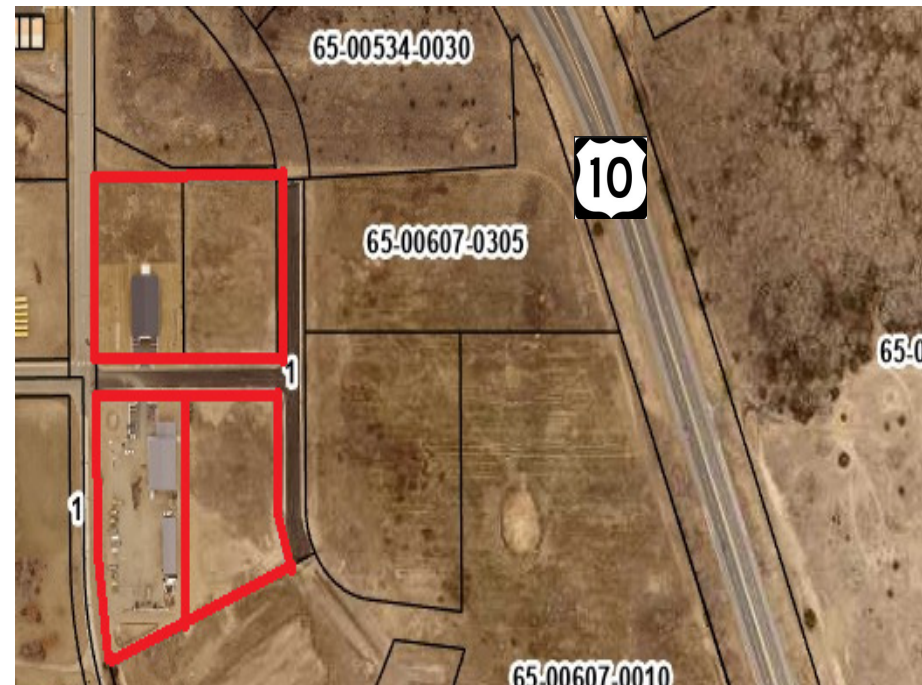


## PROPERTY LOCATION

- \* Located on the South Side of Highway 10
- \* 7 Miles from I-94
- \* Near many services and retail
- \* Just Blocks off Highway 10
- \* Highway Visibility
- \* 1.35 Acres Fenced Outdoor Storage
- \* I-3 Zoning. Gravel Storage Yards Allowed

## TRAFFIC COUNTS - 2025

- \* 166th Street - 19,698 VPD
- \* 197th Avenue - 16,799 VPD



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# PROPERTY OVERVIEW

xxx 166th Street, Big Lake, MN

Sales Price

\$1,119,000.00

Proposed Building Size	8,400/sf
Lot Size	1.9 Acres
Sherburne County	PID: TBD
2026 Taxes	TBD
Zoned	I-3 Industrial
Businesses in Area	The Buff, El Loro, Centra Care Dialysis, United Bus Sales Options, Inc., Americas Best Value Inn



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# SITE PLAN

## BIG LAKE MARKETPLACE ELEVENTH ADDITION



Acreage	Price
5	\$ 718,740
5.618	\$ 807,576
4.52	\$ 649,741
1.904	\$ 273,696
2.515	\$ 361,526
3.11	\$ 447,056
5.606	\$ 805,851



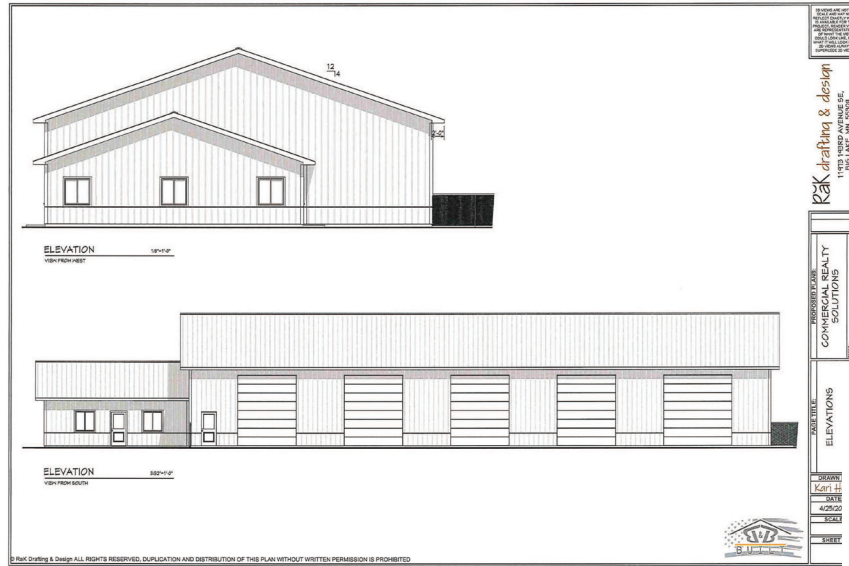
- denotes iron monument found RLS Cap No. 19420 (Unless Otherwise Noted)
- denotes 1/2" hole by 18" iron cap pipe set and marked by license number 40382
- denotes Round Sherburne County Cast Iron Monument (Unless Otherwise Noted)
- denotes limited access designated on

Bearing Note:  
The South line of the S.W. 1/4 of Section 22, Township 33, Range 27, Sherburne County, Minnesota, is assumed to bear N89°30'00"E.



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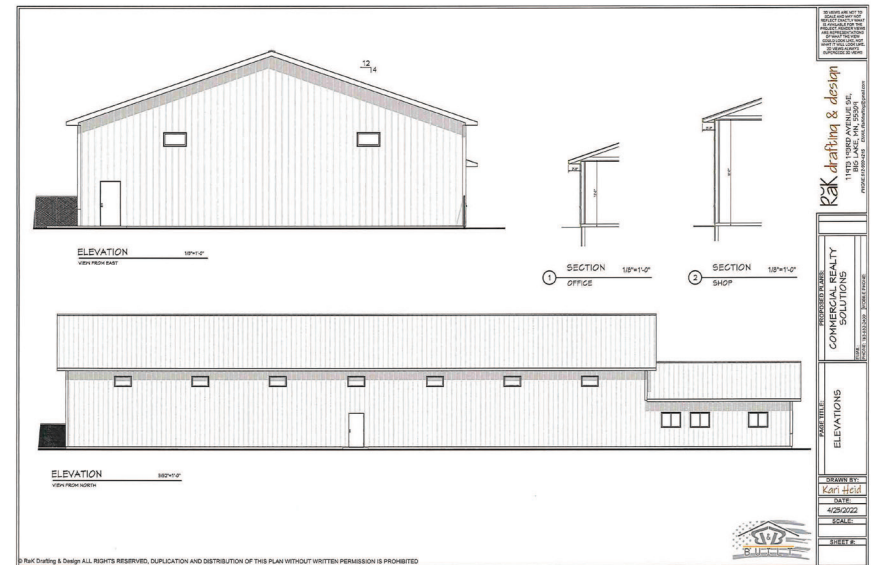
# PROPOSED BUILDING RENDERINGS



## PROPERTY INFORMATION

### PROPOSED BUILDING

- \* 1,200/sf Office Shell
- \* 7,200/sf Shop/Warehouse
- \* Five (5) Bays with Outdoor Storage
- \* (5) Overhead Doors 12' x 14'
- \* Gas / AC Furnace for Office
- \* Shop - (2) 150K Reznor Unit Heaters
- \* 400 Amp 3-Phase Electric
- \* Clear Height 16'
- \* Proposed Structure can be modified to your needs.



# CONTRACTOR PROPOSED BUILDING COSTS Page 1



**B & B Built, Inc.**  
 P.O Box 34, Becker, MN 55308  
 763-325-7363  
 MN Lic# BC719510

Number: 1234  
 Date: 05/20/2022

Name : CRS		
Street:		
City:		
County:	State:MN	Zip:
Phone #:	Cell #	
Email:		
Job Site Address: Big Lake		

Building Size:	60' X 120' X 16' Shop 40' X 30' X 10' Office	
Footings:	Pour in place	
Trusses:	35/5/5	
Overhangs:	Side wall 24"	End wall 12"
Posts:	SIDES: 4 PLY 2x8 Lam 6' OC	END: 5 PLY 2x8 Lam 10' OC
Steel:	Roof: STD 9"OC	Walls: STD 9"OC
Wainscot:	36"	
Windows:	9- 48"x24" Thermo-Tech Fixed (Shop) 3- 48"x36" Thermo-Tech sliders (office) 5- 48"x48" Thermo-Tech Sliders (office)	
Service Doors:	3- 3'-0" 7100 Shop 1- 3-0 with glass window (office)	
Overhead Doors:	5- 12'x14' North Central 2" insulated with 2" track With openers (5)	
House wrap:	All walls	
Insulation:	Walls: R25 Fiberglass batts	Ceiling: R49 Blown
Interior Liner:	Walls: White Steel (Shop) Sheetrock (Office)	Ceiling: White Steel (Shop) Sheetrock (Office)
Concrete Interior:	6" Shop with rebar and perimeter foam 4" office	
Concrete Exterior:	5'X120' front apron 48"X48" Door pads	

**Concrete:**  
 420' PERIMETER FOAM 16" DOWN 32" OUT  
 1200 SF OFFICE 4" THICK WITH POLY UNDER SLAB 150 SF APRON FOR OFFICE  
 30'X5'-4" THICK WITH REBAR AND FIBERS CUT AND SEALED  
 7200 SF SHOP FLOOR WITH POLY 6" THICK SAW CUT WITH REBAR  
 700 SF APRON 6" THICK WITH REBAR AND FIBERS CUT AND SEALED  
 Formed trench drain

**Electrical:**  
 Office/Warehouse Shell Building: Labor and Material to complete project as outlined below.  
 Electric Permit and Inspections included  
 Service/Distribution:  
 1.] 400 amp 3 phase 120/208 volt CT Cabinet  
 2.] 400 amp service lateral to transformer location 50' allowance  
 3.] 2 - 200 amp MCB 42 circuit 3 phase panels ( located on exterior wall near office area)  
 4.] 1 - 3" pvc Data/Comm conduit sleeve to property line 50' allowance  
 5.] Transformer Pad by others  
 Office Lighting:  
 1.] 4 - 8' led strip lights  
 2.] 1 - 2'x4' led EZ Pan (bathroom)  
 3.] 1 - Exit Emergency light w/ remote head  
 4.] 2 - Single pole switch  
 Warehouse Lighting:  
 1.] 20 - RAB AR Bay lights  
 2.] 3 - Exit Emergency light w/ remote head  
 3.] 1 - 2'x4' led EZ Pan (bathroom)  
 4.] 3 - Single pole switch  
 Exterior Lighting:  
 1.] 2 - W34-150L wall pak lights w/ photo cell  
 2.] 2 - W34-69L wall pak lights w/ photo cell  
 3.] 4 - 6" recess soffit can lights w/ photo cell (office front soffit)  
 Power: Office Area  
 1.] 10 - Duplex receptacles  
 2.] 1 - Gfi receptacle  
 3.] 1 - Sign circuit (no hookup)  
 Power: Warehouse  
 1.] 12 - Duplex receptacles  
 2.] 3 - Gfi receptacles  
 3.] 1 - Welder receptacle 50 amp circuit 50' allowance  
 4.] 1 - Air Compressor 30 amp circuit and hookup 50' allowance 5.] 5 - Commercial Door Opener hookups 2 - circuits  
 Mechanical: Warehouse  
 1.] 2 - Hanger gas heater hookups

**Plumbing:**  
 2 ADA Bathrooms  
 1 Mop Sink in mech room  
 1 Water heater  
 1 Main water distribution from meter to fixtures  
 2 Outside spigots  
 1 Flammable Waste Trap with 1 drain pipe to poured in place concrete trench running full length in front of overhead doors.  
 Isometric drawings and State of Mn submittals

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# CONTRACTOR PROPOSED BUILDING COSTS Page 2

**Fire:**  
Draft stop top of truss to bottom truss every 3000 square feet in shop  
**No sprinkler system figured at this time**

**Heating:**  
HVAC for Office Warehouse  
Gas Furnace and AC split system for office  
Spiral Duct package from furnace out around office area with duct mounted registers  
Central return at mech room wall for future extension  
2 Reznor 150k hanging unit heaters for shop area  
Gas piping system to all heating equipment  
2 Panasonic bath fan and venting  
Thermostats for furnace and Unit Heaters

**Drywall:**  
Hang, tape and texture drywall in office area

**Paint:**  
One color of paint in showroom and shop office area  
White ceilings in offices, breakroom and restrooms

**Excavation: (\$100,000.00 Allowance) could change bases on civils**  
Site work  
Sewer hook up  
Water hook up  
Erosion control

**Parking lot: (\$25,000.00 Allowance) could change with actual site plan**  
Asphalt approximately 8000 square foot  
No Curb and gutter at this time

**Other:**  
Plans: civils, architectural and structural engineering  
Permits and WAC/SAC up to \$10000  
Fence: 580' of 6' galvanized chain link fence with 20' double swing gate  
**Office is finished shell only, no office walls**

Estimate good for 7 days	ESTIMATE	
	<b>Total Estimate</b>	<b>\$846,450.00</b>

**Total Estimated Project \$846,450.00**

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<p style="text-align: center;">_____</p> <p style="text-align: center;">Customers Signature      Date</p>	<p style="text-align: center;">_____</p> <p style="text-align: center;">B&amp;B Built Representative      Date</p>
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