



**For Sale
Proposed
Building**



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

**Proposed Building
To Be Built**

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

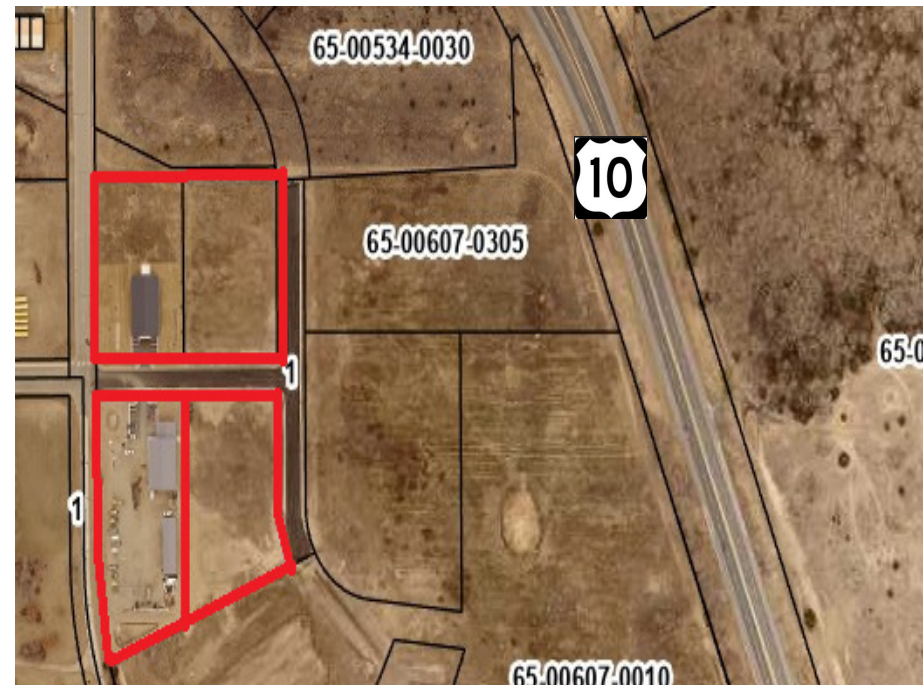


PROPERTY LOCATION

- * 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 - 2024

- * 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
2025 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

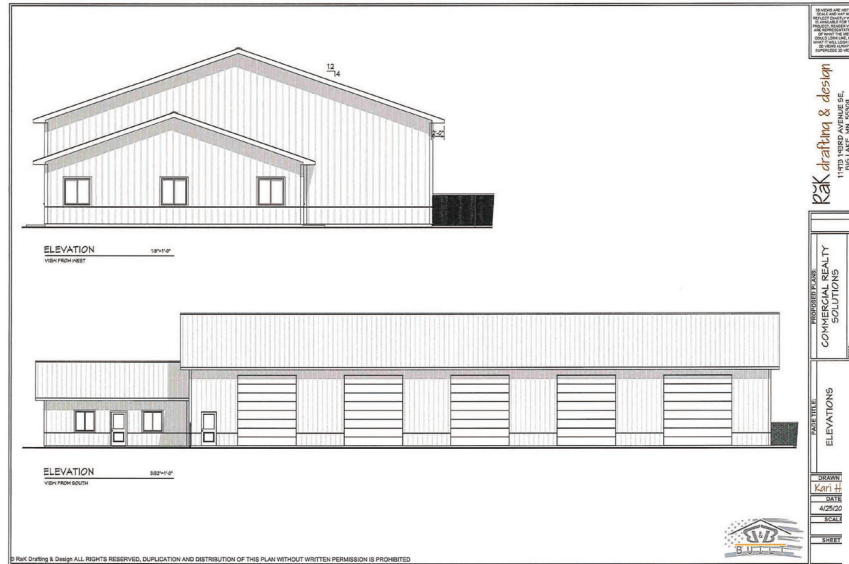
BIG LAKE MARKETPLACE ELEVENTH ADDITION



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

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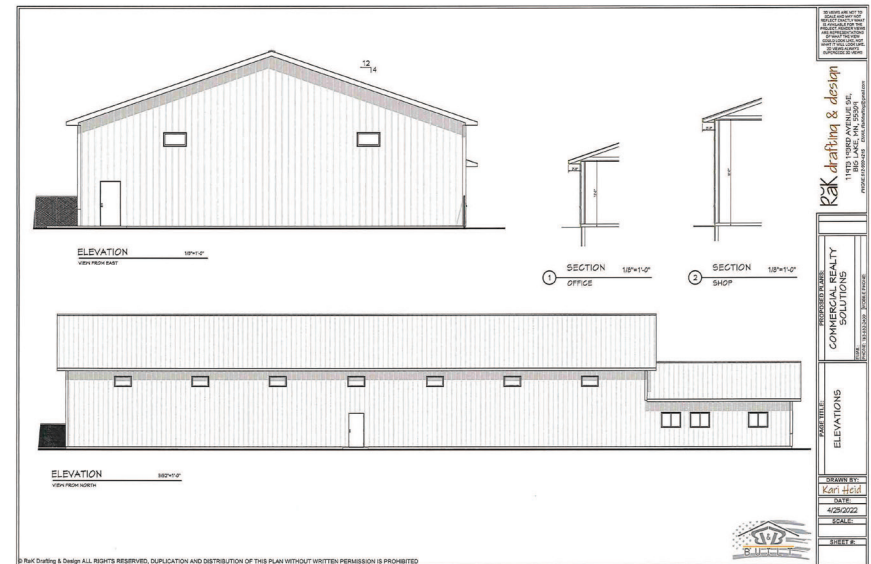
PROPOSED BUILDING RENDERINGS



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.



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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

CONTRACTOR PROPOSED BUILDING COSTS Page 2