



COMMERCIAL REALTY SOLUTIONS

For Sale
Office/Warehouse



RAMSEY

Office/Warehouse

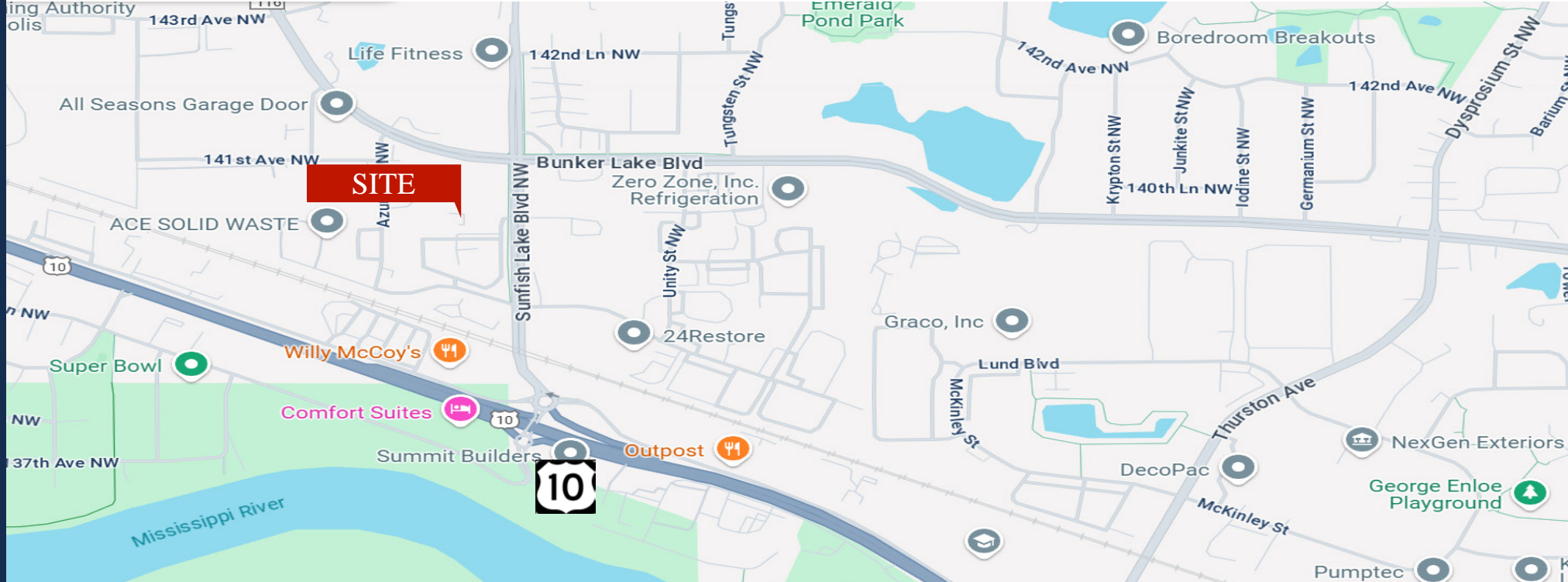
Sales Price: \$3,299,900.00

31,716/sf (1.70 Acres)

6441 140th Court NW, Ramsey, MN 55303

Eric O'Brien, Broker
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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).



PROPERTY LOCATION

Just North of US Hwy 10

Just Off Sunfish Lake Blvd
in Ramsey MN

TRAFFIC COUNTS - 2024

* US Highway 10 - 46,125 VPD

* Sunfish Lake Blvd NW - 9,535 VPD



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PROPERTY OVERVIEW

6441 140th Court NW, Ramsey, MN

Sales Price

\$3,299,900.00

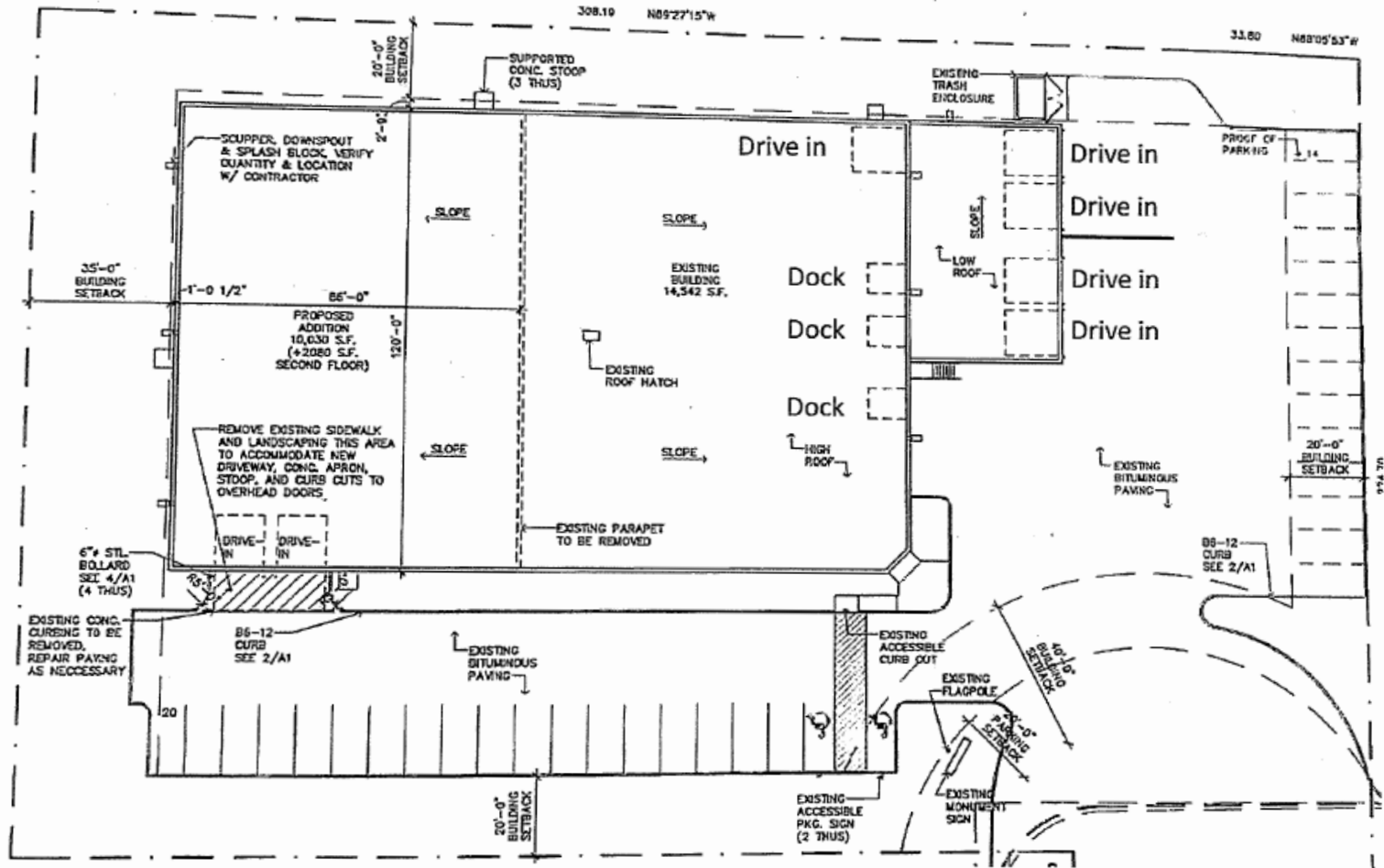
Building Size	31,716/sf Total
Land Size	1.70 Acres
County	Anoka
PID's/ Taxes 2025	34.32.25.11.0033 \$57,167.62 + Assessments \$1,362.90 34.32.25.11.0034 \$849.10 34.32.25.11.0035 \$3,387.98 + Assessments \$53.24
Zoned	I-1 Industrial
Year Built	2002, 2006 Expansion

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FLOOR PLAN



BUILDING INFORMATION

* 31,716/sf Total Building

25,049/sf Warehouse

- 20,189/sf Warehouse

- 4,860/sf Mezzanine Warehouse

6,667/sf Office

- 4,691/sf Main Level Office

- 1,976/sf Second Level Office

10,030/sf Air-Conditioned Warehouse

Production/Assembly Area (Climate Controlled)

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INTERIOR - Office 1st Floor



INTERIOR - Office/Warehouse 1st Floor



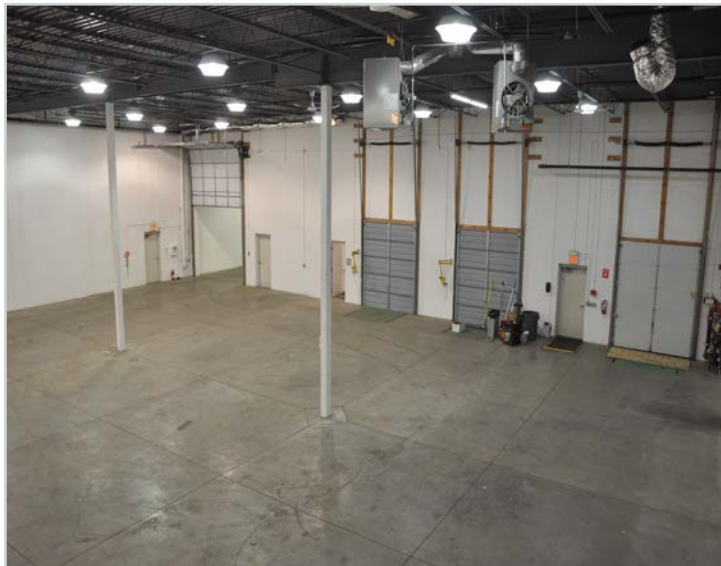
INTERIOR - Office 2nd Floor



INTERIOR - Warehouse



INTERIOR - Warehouse



INTERIOR - Warehouse



EXTERIOR



PROPERTY INFORMATION

Ten (10) Total Overhead Doors

* Seven (7) Drive-In Doors

- Four (4) Drive-In Exterior Doors
 - 12' W x 14' H
- One (1) Drive-In Door Pass Thru on Interior
 - 12' W x 14' H
- Two (2) Drive-In Exterior Doors to Enclosed Loading Dock Area
 - 12' W x 14' H

* Three (3) Dock Height Doors

- Two (2) Dock Height Doors in Enclosed Loading Dock Area
 - 8' W x 10' H
- One (1) Dock Height Door at Exterior
 - 8' W x 10' H