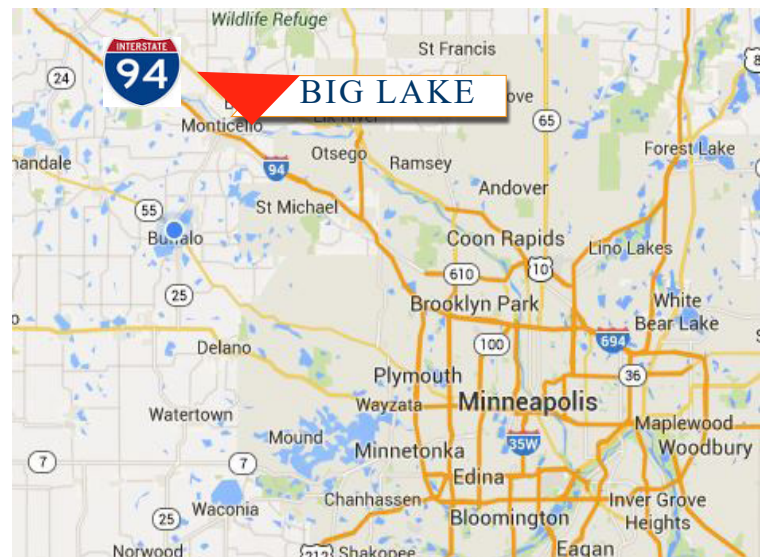


**Proposed Building
To Be Built**



PROPERTY INFORMATION

- * Sales Price **\$974,900.00**
- * Lot is 1.5 Acres (Divisible)
- * Proposed Building 8,400/sf
- * Additional Land Available
- * Sherburne County PID - TBD
- * Zoned: I-4 Industrial
- * Businesses in the Area Include:
The Buff, El Loro, United Bus Sales Options, Inc.,
Centra Care Dialysis, Americas Best Value Inn



Contact:

JOSEPH ELAM
(320) 282-8410
JElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Sale Proposed Building XXXX 166th St, Big Lake 55309



LOCATION INFORMATION

- * 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
- * 3/4 Acre Fenced in Outdoor Storage
- * I-4 Zoning. Gravel Storage Yards Allowed



TRAFFIC COUNTS - 2023

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

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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

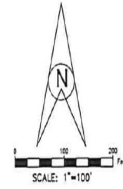
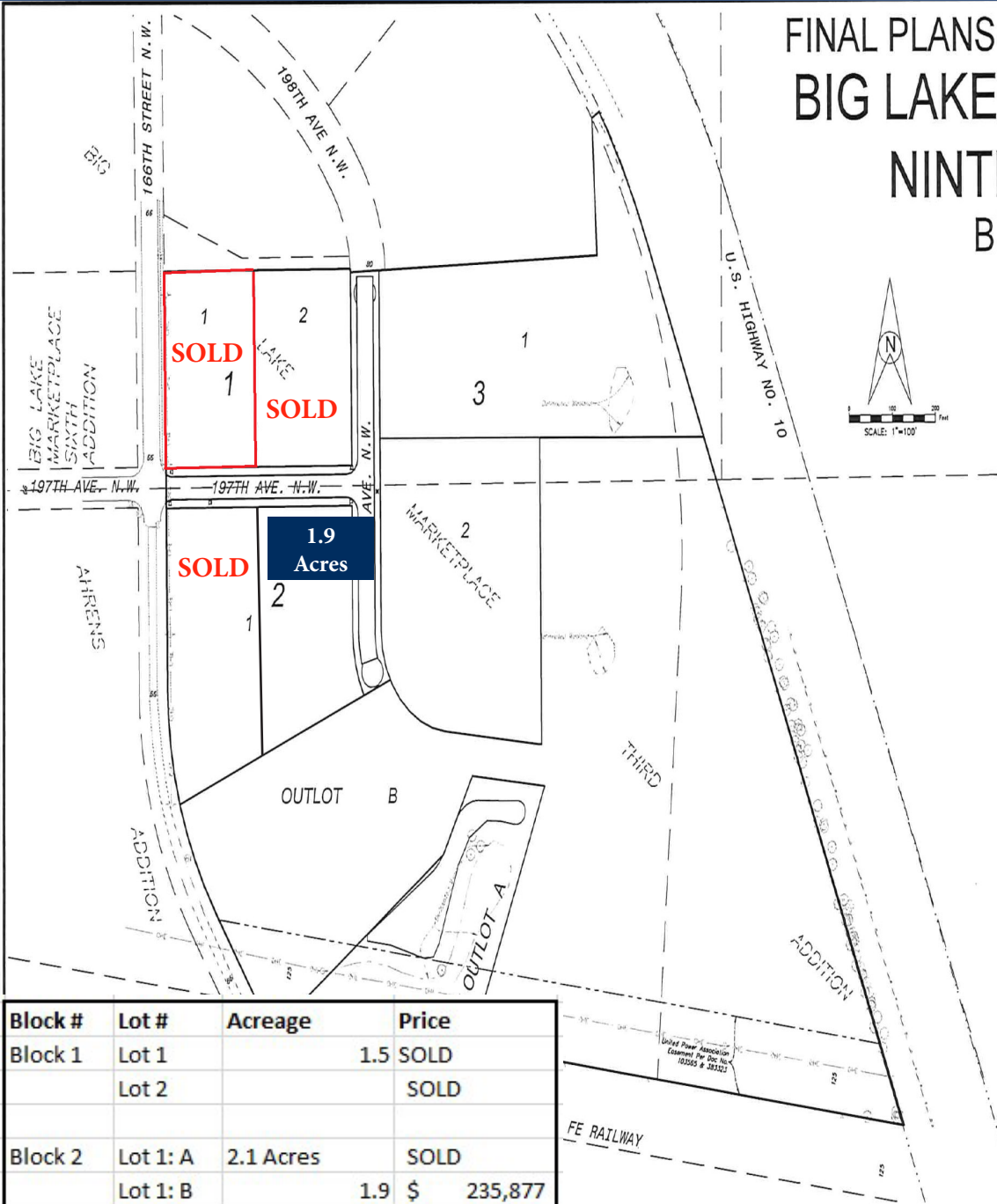
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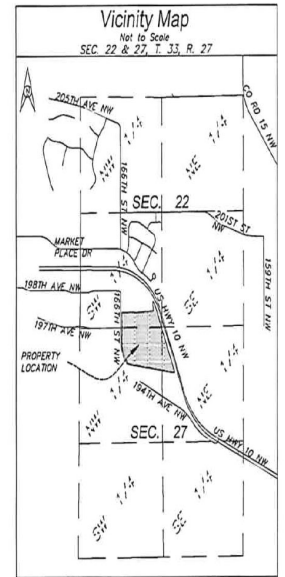
For Sale Proposed Building XXXX 166th St, Big Lake 55309

FINAL PLANS FOR CONSTRUCTION BIG LAKE MARKETPLACE NINTH ADDITION BIG LAKE, MN



SHEET INDEX

| SHEET NO. | DESCRIPTION |
|-----------|--|
| 1 | COVER SHEET |
| 2 | SANITARY SEWER & WATERMAIN - 197TH AVENUE NW |
| 3 | SANITARY SEWER & WATERMAIN - 198TH AVENUE NW |
| 4 | STREET & STORM SEWER PLAN - 197TH AVENUE NW |
| 5 | STREET & STORM SEWER PLAN - 198TH AVENUE NW |
| 6 | PRIMARY GRADING PLAN |
| 7 | SECONDARY GRADING PLAN |
| 8 | STORMWATER POLLUTION PREVENTION PLAN |
| 9 | STORMWATER POLLUTION PREVENTION PLAN NARRATIVE |
| 10 | EXISTING TREE INVENTORY |
| 11 | TREE PRESERVATION PLAN |
| 12 | DETAILS |
| 13 | DETAILS |
| 14 | DETAILS |
| 15 | DETAILS |



| Block # | Lot # | Acreage | Price |
|---------|----------|-----------|------------|
| Block 1 | Lot 1 | 1.5 | SOLD |
| | Lot 2 | | SOLD |
| Block 2 | Lot 1: A | 2.1 Acres | SOLD |
| | Lot 1: B | 1.9 | \$ 235,877 |
| | Lot 2 | 4.4 | \$ 546,242 |
| | Lot 3 | | Pending |
| | Lot 4 | 5.7 | \$ 707,632 |
| Block 3 | Lot 5 | 3.7 | \$ 459,340 |
| | Lot 1 | 5 | \$ 620,730 |
| | Lot 2 | 4 | \$ 496,584 |
| | Lot 3 | 5.4 | \$ 670,388 |



BIG LAKE MARKETPLACE NINTH ADDITION
LGL REAL ESTATE INVESTMENTS, LLC
BIG LAKE, MN

| | |
|--------------------------|----------|
| PROJECT NO. | 18-0385 |
| DATE | 12-10-20 |
| SHEET NO. 1 OF 15 SHEETS | |

Contact:
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(320) 282-8410
JElam@crs-mn.com

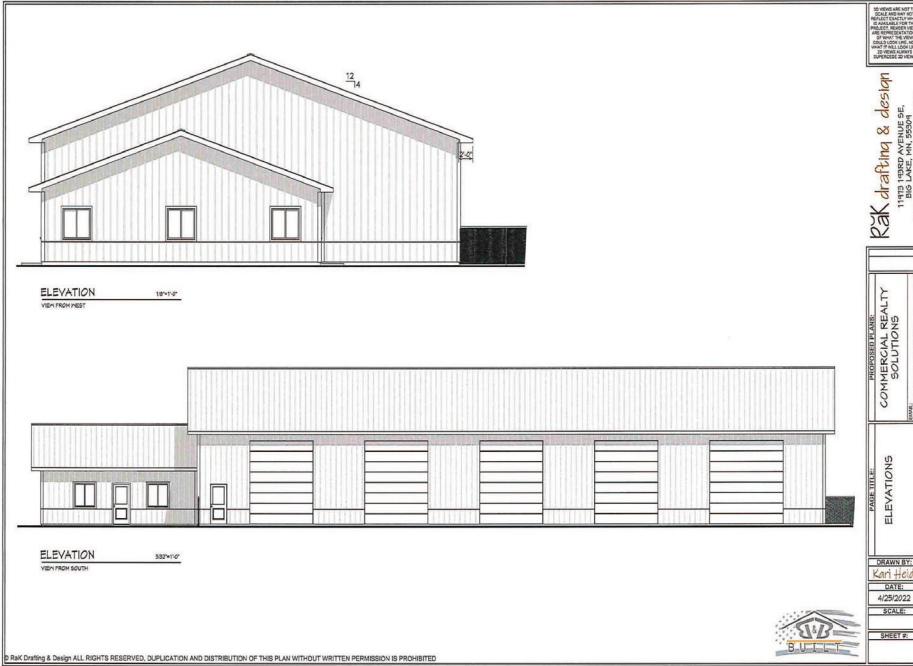
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For Sale Proposed Building XXXX 166th St, Big Lake 55309

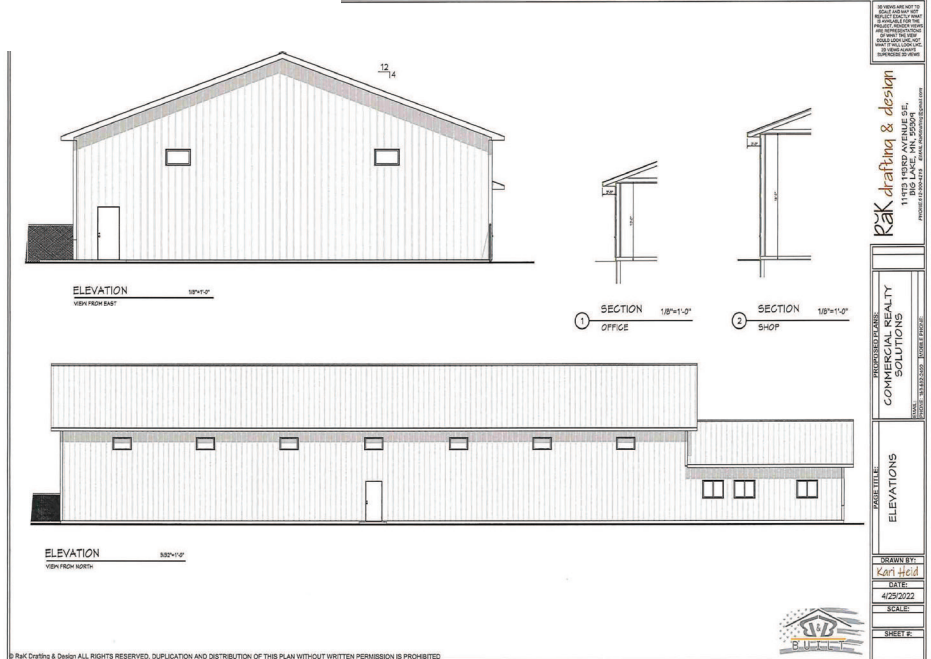


PROPOSED BUILDING

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.



RENDERINGS

Contact:
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COMMERCIAL REALTY SOLUTIONS

For Sale Proposed Building XXXX 166th St, Big Lake 55309



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 1

Contact:

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For Sale Proposed Building XXXX 166th St, Big Lake 55309

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 | |
| | | |
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| | | |
| | | |
| | | |
| | | |
| | | |
| Total Estimate | | \$846,450.00 |

| | | | |
|---|-------|--------------------------|-------|
| Total Estimated Project \$846,450.00 | | | |
| _____ | _____ | _____ | _____ |
| Customers Signature | Date | B&B Built Representative | Date |



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763-325-7363
MN Lic# BC719510

Contractor Proposed Building Costs Page 2

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