



COMMERCIAL REALTY SOLUTIONS

**For Sale - Investment
Industrial
Building**



NEW 5 YEAR LEASE, STARTING 1-1-25, \$10,000 PER MONTH NET, 7.52% CAP

HOPKINS Industrial Building

12,500/SF on .77 Acres

Sales Price: \$1,595,000.00

(Property Leased until 12/31/29)

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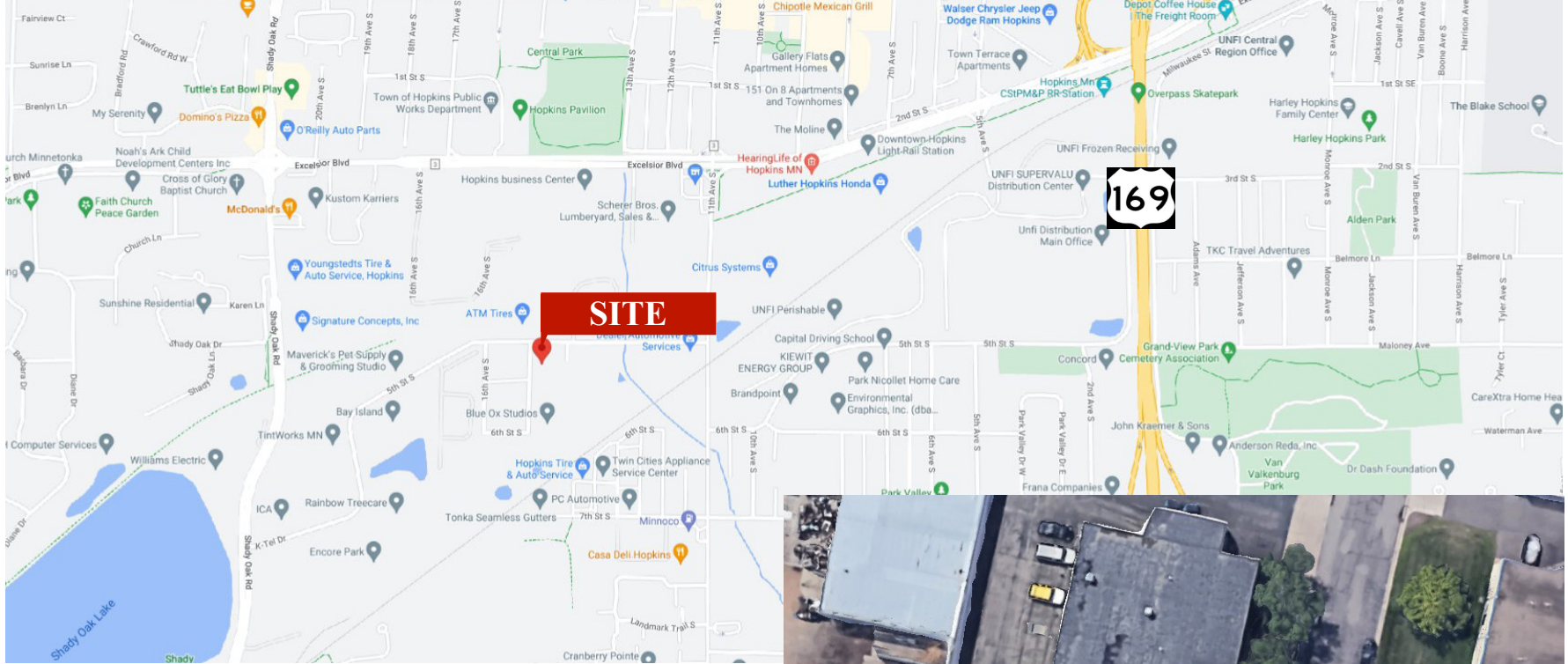
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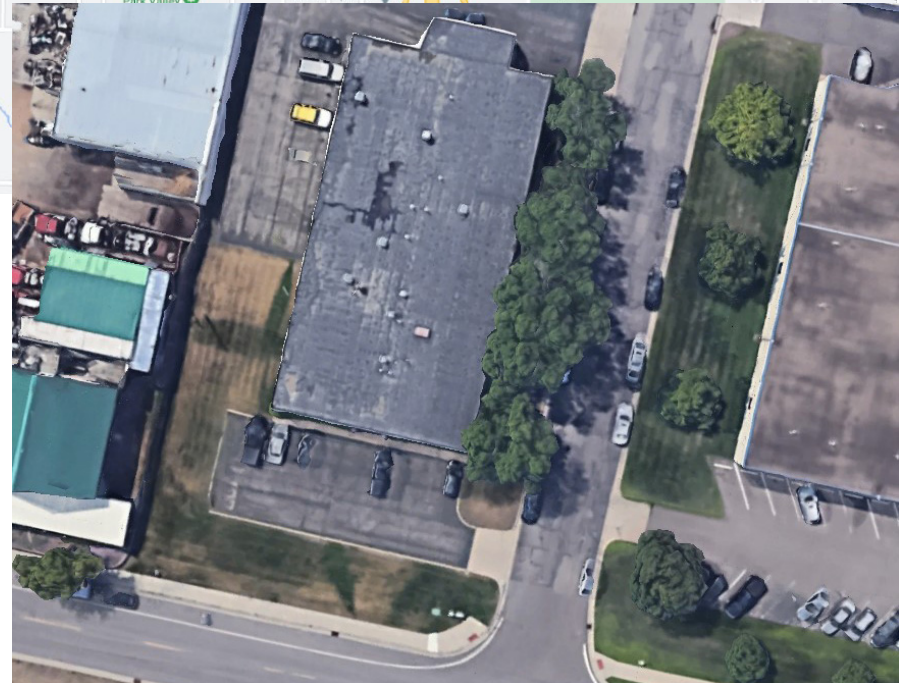
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PROPERTY LOCATION

- * West of Highway 169
- * South of Excelsior Blvd & East of Shady Oak Road
- * Businesses in the Area:
Plasman-Hopkins Manufacturing, Spantek,
AAA Lambert's Landscape Supply,
Superior Deck & Railing, D&T Appliance Service,
Affordable Granite & Cabinetry and more...



TRAFFIC COUNTS - 2024

- * Excelsior Blvd - 19,660 VPD
- * 5th Street South - 3,357 VPD

PROPERTY OVERVIEW

Real Estate

Sale Price

\$1,595,000.00

Building Size	12,500/SF
Lot Size	0.77 Acres
Hennepin County	25.117.22.23.0053
2025 Taxes	\$45,354.90
Zoned	I-TOD (UI) Industrial Mix Center (TOD - Transit Oriented Development) (UI - Urban Industrial)
Lease	New 60 Month Term 1/1/25 - 12/31/29 - 2025 NOI - \$120,000.00 * 3% Annual Increase

BUILDING OVERVIEW

Clear Height	12'-8" to Beam
Dock Door	One (1) 8' x 8'
Overhead Door	(1) 12' H x 10' W
Fire Protection	Wet System
Parking Lot	20 Spaces
Building Features	Forced Air Heat & A/C in Office Reznor Heat & A/C in Shop Compressed Air Lines Throughout Electrical Drops Throughout
Upgrades	\$250,000 in updates to the building in the past few years including: New Roof, Upgraded HVAC, New Parking Lot, & Exterior Paint of Building

INTERIOR



SHOP - Current Use is Machine Shop



SHOP



EXTERIOR

