



COMMERCIAL REALTY SOLUTIONS

**For Sale/Lease Back
Industrial
Building**



St. Michael INDUSTRIAL BUILDING

Building: 27,680 /sf

4145 MacKenzie Court NE, St. Michael, MN 55376

Sheila Zachman, Broker
763.244.0600
SZachman@Crs-Mn.com



PROPERTY LOCATION

- * West of I-94
- * North of Highway 241
- * 1 Story Building
- * Businesses in Area Include:
Fastenal, JB Group, Rachel Contracting, New Plastics Plus,
Community Development Bank, Pellco Machine,
Die Technology, Cub Foods, Holiday Station, Allina Clinic,
City Offices & Community Center and more.

TRAFFIC COUNTS - 2023

- * I-94 - 79,097 VPD
- * Highway 241 - 23,266 VPD



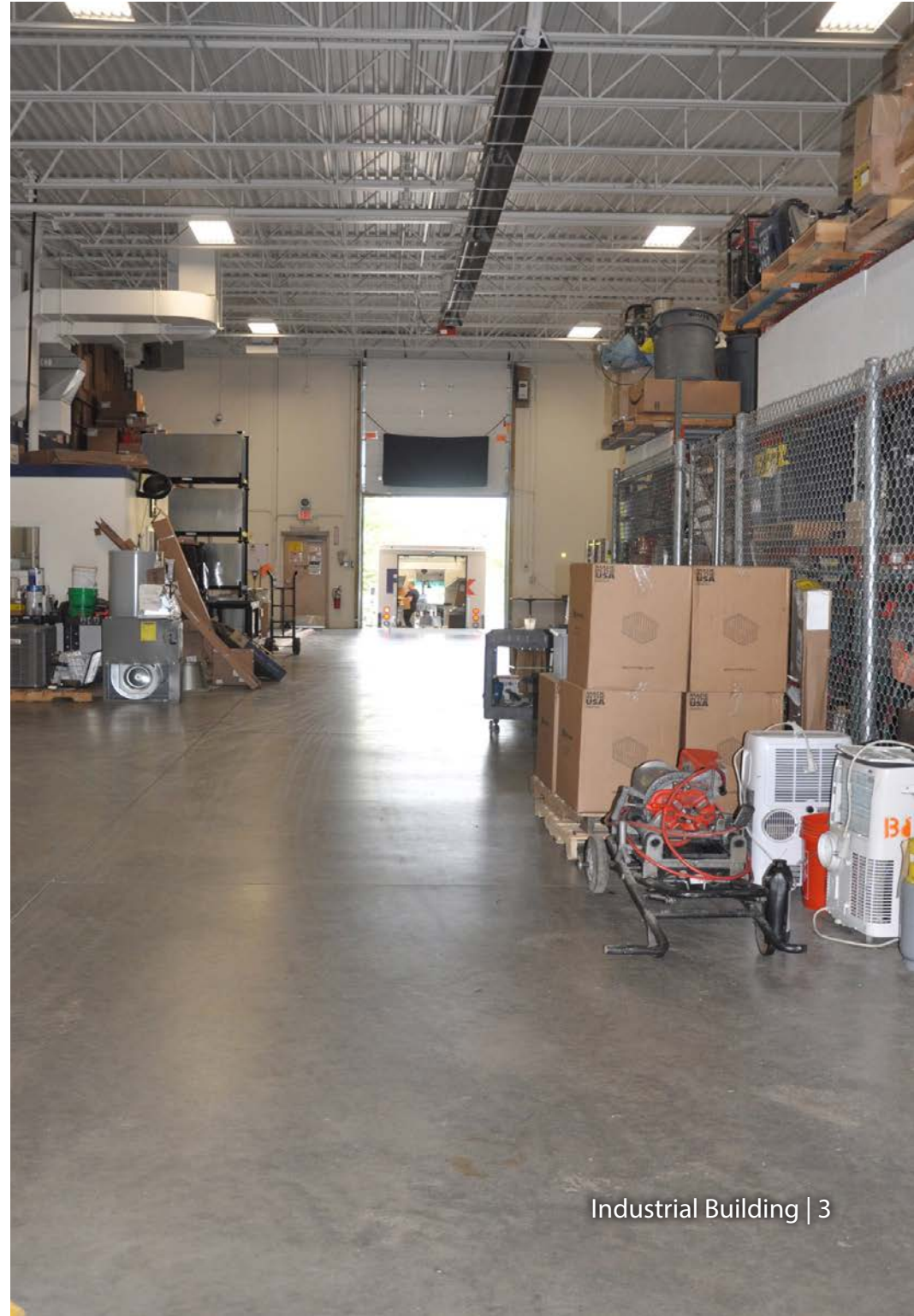
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PROPERTY OVERVIEW

Sales Price

\$3,299,000.00

| | |
|---------------|---------------------|
| Building Size | 27,680/sf |
| Lot Size | 2.45 Acres |
| Built | 2006/ Expanded 2015 |
| County | Wright |
| PID | 114-295-001020 |
| 2024 Taxes | \$63,972.00 |
| Zoned | I-1 Industrial |



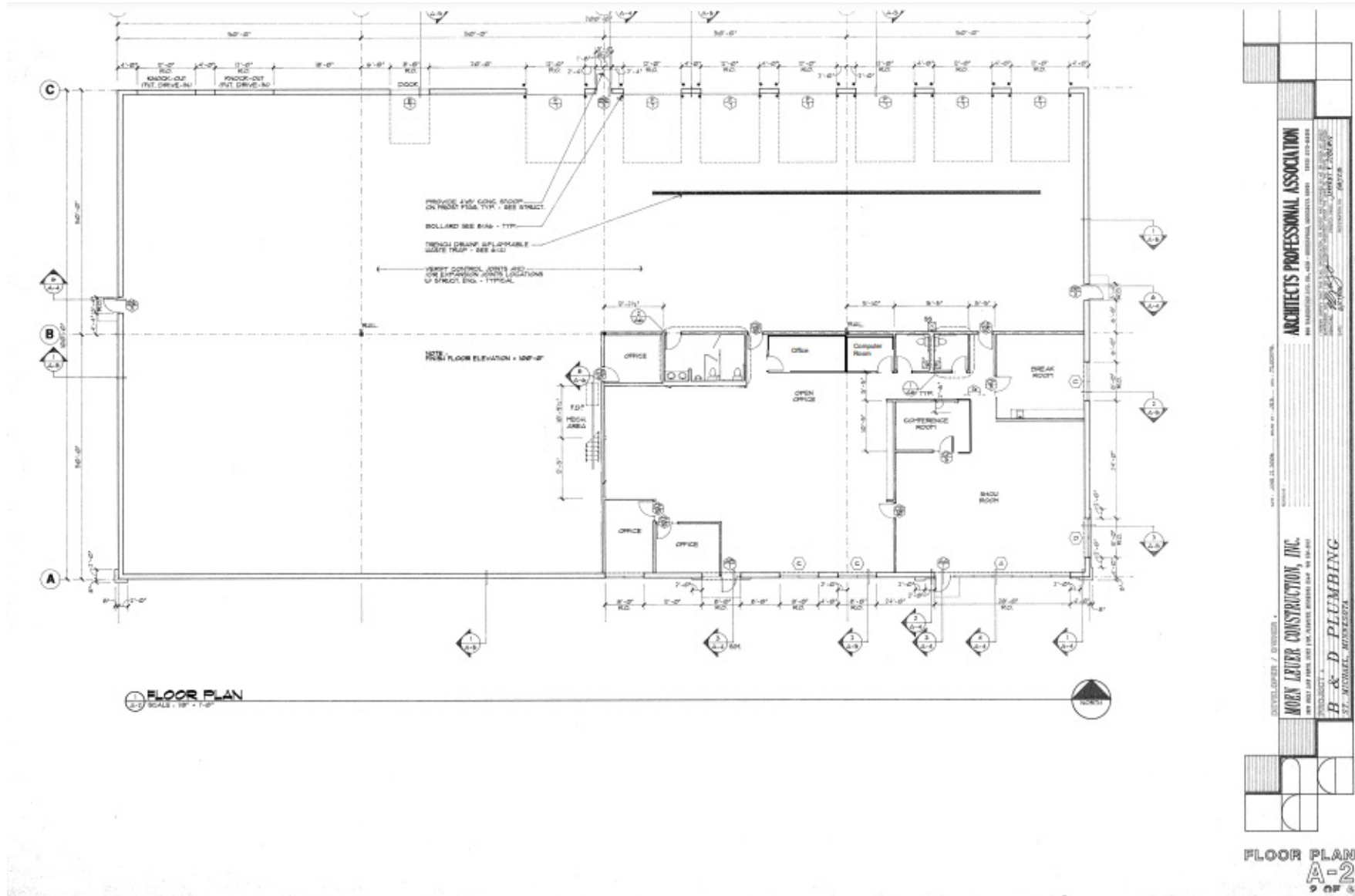
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BUILDING OVERVIEW

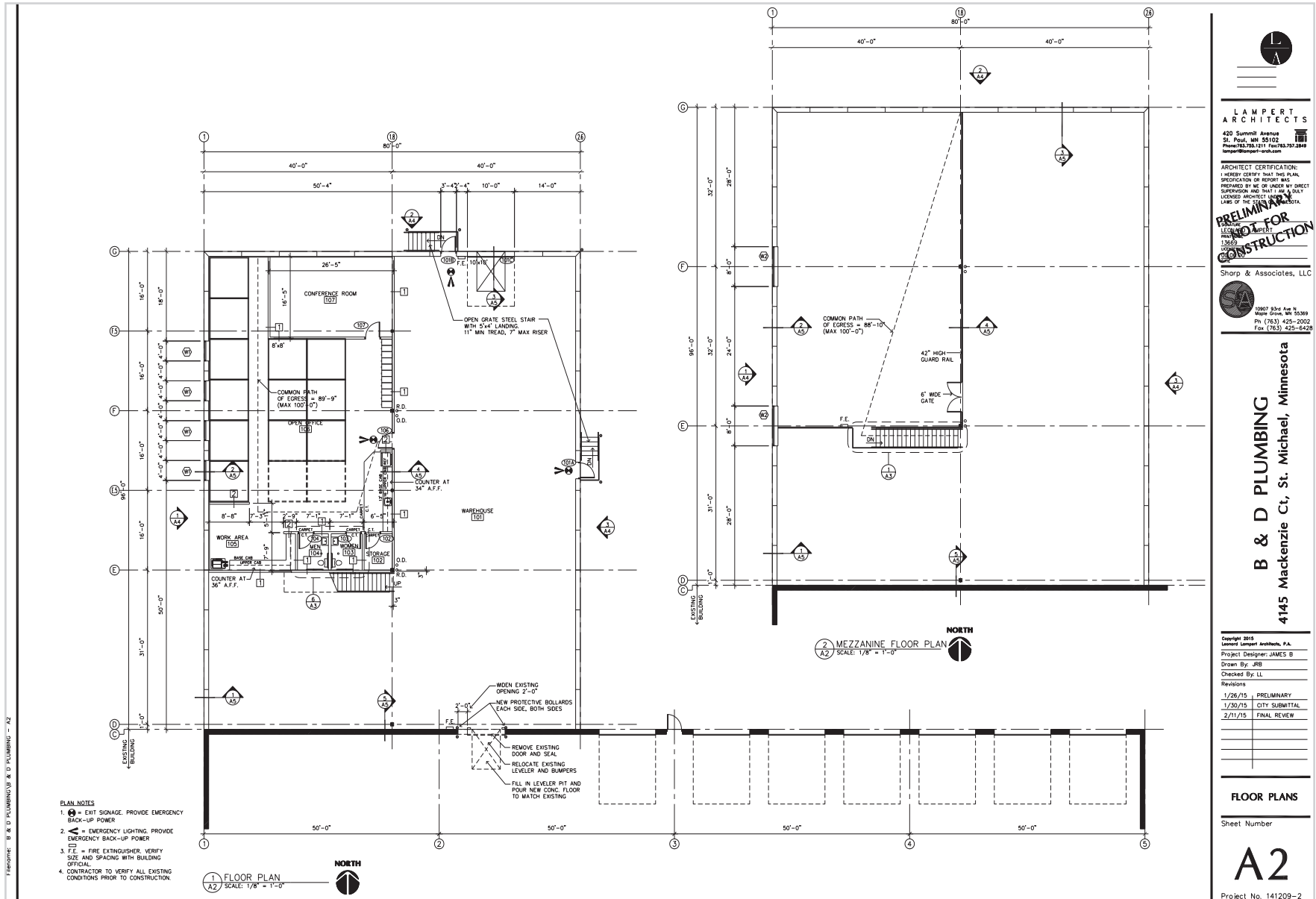
| | |
|-------------------------|---|
| Front Office & Showroom | 5,000/sf (3 Private Offices & Conference Room) |
| Back Office | 2,560/sf (2 Large Private Offices & Training Room) |
| 5 Restrooms | 2 Front, 2 Back, 1 Warehouse |
| 3 Mezzanines | 1,050/sf (Front - 8'6" Clear) 1,200/sf (Middle - 8' Clear) 3,800/sf (Back - 9'4" Clear) |
| Electrical | 3 Phase Power (600 Amps) |
| Main Warehouse | Air Conditioned |
| Other Information | Security Cameras |
| Clear Height | 20' |

FLOOR PLANS



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FLOOR PLANS



LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone: 763.725.1211 Fax: 763.725.2849
lampo@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY FOR CONSTRUCTION

Sharp & Associates, LLC



10907 93rd Ave. S. 55139
New Grove, MN
Ph: (763) 425-2002
Fax: (763) 425-6426

B & D PLUMBING
4145 Mackenzie Ct, St. Michael, Minnesota

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Lampert Architects, P.A.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions:

| | |
|---------|----------------|
| 1/28/15 | PRELIMINARY |
| 1/30/15 | CITY SUBMITTAL |
| 2/11/15 | FINAL REVIEW |

FLOOR PLANS

Sheet Number

A2

Project No. 141209-2

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EXTERIOR



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FRONT OFFICE AREA



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INTERIOR



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SHOP



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