



126,536 SF

501 90th Ave NW

Coon Rapids, MN

Office/Lab/Warehouse
Building For Sale

Dan Larew, CCIM SIOR
+1 612 217 6726
dan.larew@jll.com



126,536 SF

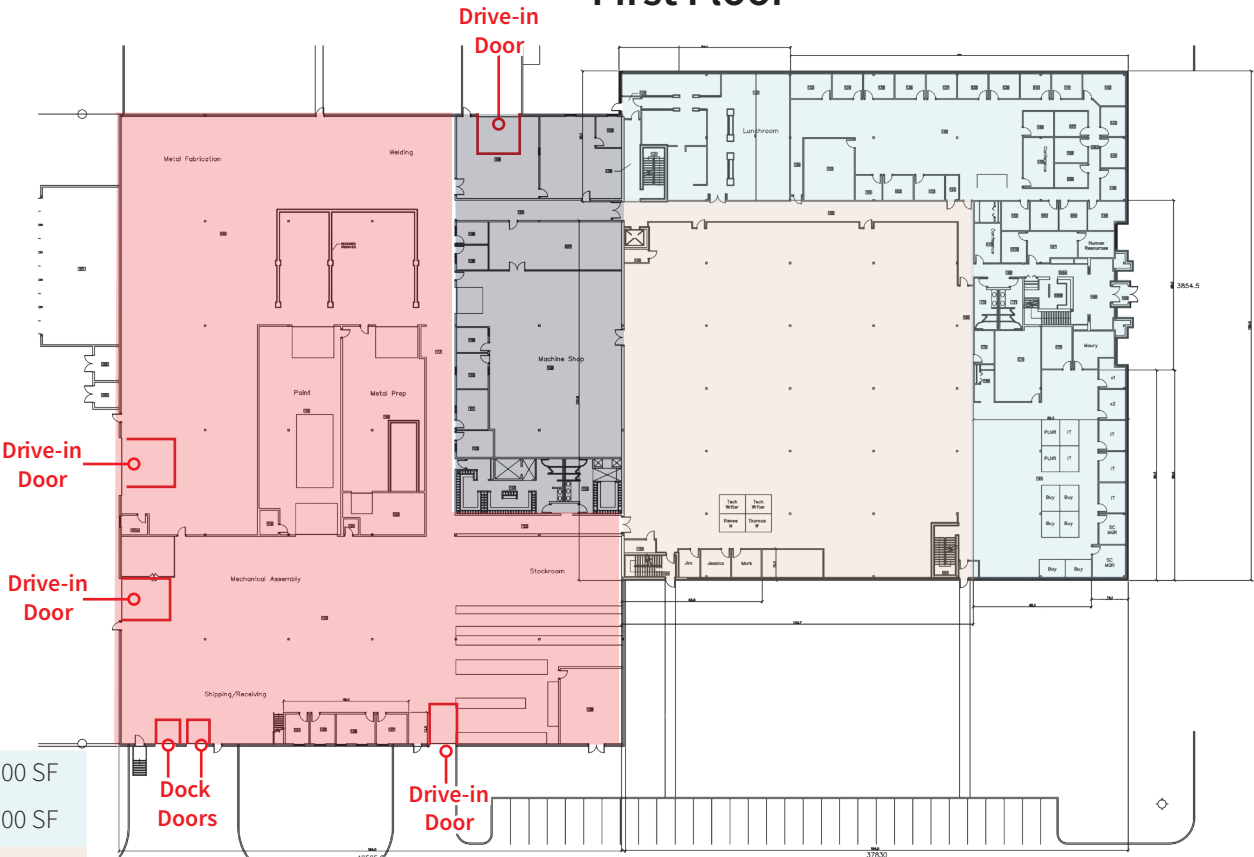
Office/Lab/Warehouse space for sale

501 90th Ave NW is a high image Office Warehouse property in Coon Rapids with heavy power, dock and drive-in loading and capacity for outside storage. Property features include 22' clear heights and a 2000 amp power service. The site is situated efficiently directly off of Highway 610 and University Ave.



Floor Plan

First Floor



Space Breakdown	
1st Floor Office	20,000 SF
2nd Floor Office	38,000 SF
1st Floor Production	18,000 SF
2nd Floor Production	6,536 SF
1st Floor Shop	10,000 SF
Warehouse	34,000 SF
Total SF	126,536 SF

Second Floor



Property features

- > Fully climate controlled
- > Owner fully vacating September 2023
- > Power: 2000 Amp, 480v, 3-Phase
- > Includes built-in cranes
- > Immediate access to Hwy 610, University Ave and Hwy 10

Building information



Building Size:
126,536 SF Total

58,000 SF Office (two floors)
24,536 SF Production (two floors)
10,000 SF First Floor Shop
34,000 SF Warehouse



Site Size:
11.0 Acres



Year Built:
1990



Parking:
100 surface spaces



Loading:
Two (2) dock doors
Four (4) drive-in doors



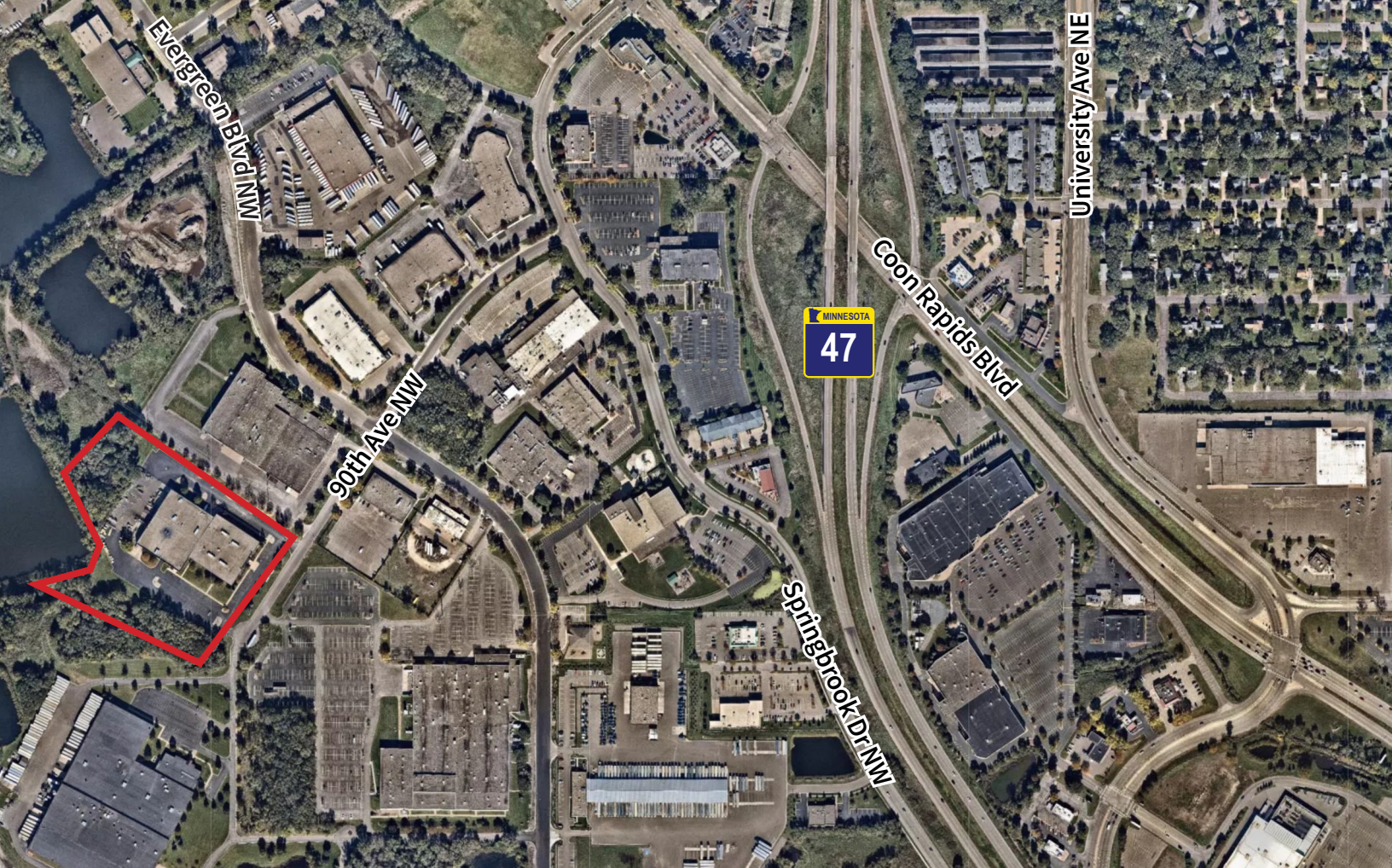
Clear Height:
22'



Sale Price:
Negotiable



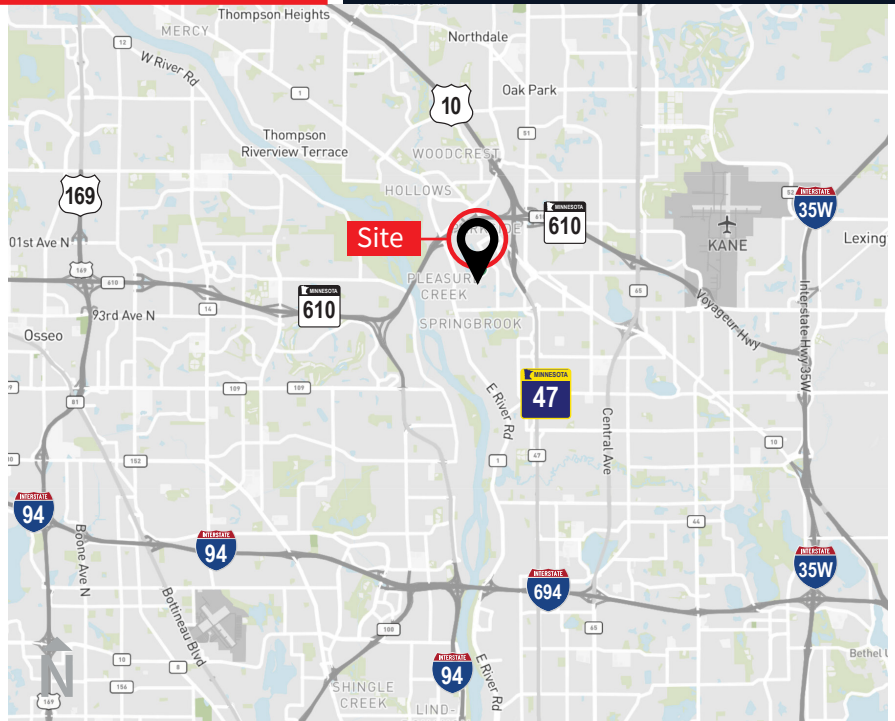
2023 RE Taxes:
\$209,459.66



Prime access

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