



# First Time Offering

11611 Business Park Blvd N  
Champlin, Minnesota





**FIRST TIME OFFERING** | 11611 Business Park Blvd N, Champlin, Minnesota 55316

This major manufacturing and distribution facility is located in the heart of the Minneapolis/St. Paul northwest market. Originally constructed in 1995 and expanded in 1998, this state of the art facility is now available for the first time. It is surrounded by beautifully landscaped grounds and well-lit streets, offering a scenic suburban location with upscale shopping, restaurants and retail amenities nearby. The site provides excellent access to Highways 169 and 610, and I-694. Downtown Minneapolis is easily accessible. Originally designed for Pentair/McLean Midwest, this 182,168 square foot building is situated on 14.96 acres and is expandable by approximately 70,000 square feet for a total of 252,168 SF. The facility is quite versatile due to its heavy power and 24' clear height. Prominently situated on Highway 169, any future tenant will benefit from the 1,431 lineal feet of highway frontage.

**SIZE SUMMARY**

- 30,054 square feet office on two levels
- 152,114 square feet manufacturing/distribution
- 182,168 square feet total plus 6,660 square feet storage/mezzanine
- 14.96 acres
- Expandable by 70,000 square feet.



**ROOF**

- Rubber membrane on the original 97,543 square feet (1995)
- Built-up roof on the 69,493 square foot expansion portion of the building (1998)

**CONSTRUCTION**

Raked, pre-fabricated concrete panels, decorative block surrounding office area, windows and doors are insulated glass in metal frames.

**LANDSCAPING**

Grass, shrubs and trees with river rock islands in parking lot. Automatic sprinkler systems. Sidewalks and rolled concrete curbing.

**HVAC**

<b>Unit Brand</b>	<b># of Units</b>	<b>Size</b>	<b>Age</b>
Luxaire	10	5 ton	1995
Luxaire	3	7.5 ton	1995
Luxaire	11	12.5 ton	1995
Carrier	6	20 ton	1998
Carrier	1	20 ton	2003
	<b>31 Units</b>	<b>350 tons total</b>	

**PARKING LOT**

Asphalt parking lot striped for 337 car stalls.



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Lease Rates \$9.50/\$4.50 PSF NNN  
Sale Price \$9,900,000 (\$54.34 PSF)  
2010 Real Estate Tax \$1.96 PSF (\$357,119)  
2010 Operating Expenses \$1.02 PSF

## OFFICE AREA

- Two-story office area with glass line on three sides
- Approximately 15,000 square feet on each floor totaling 30,054 square feet
- 9' ceiling height with 2 x 4 revealed edge ceiling tiles
- Parabolic lighting
- Dramatic two-story glass entrance/lobby area
- Multiple stair access and elevator
- Fiber optic cable
- UPS power system
- Fitness center with lockers & showers
- Large cafeteria
- Card reader system
- 100% vinyl wall covering throughout
- Built-in cubicles
- 7' wood doors in steel frames
- Men's and women's restrooms on both levels

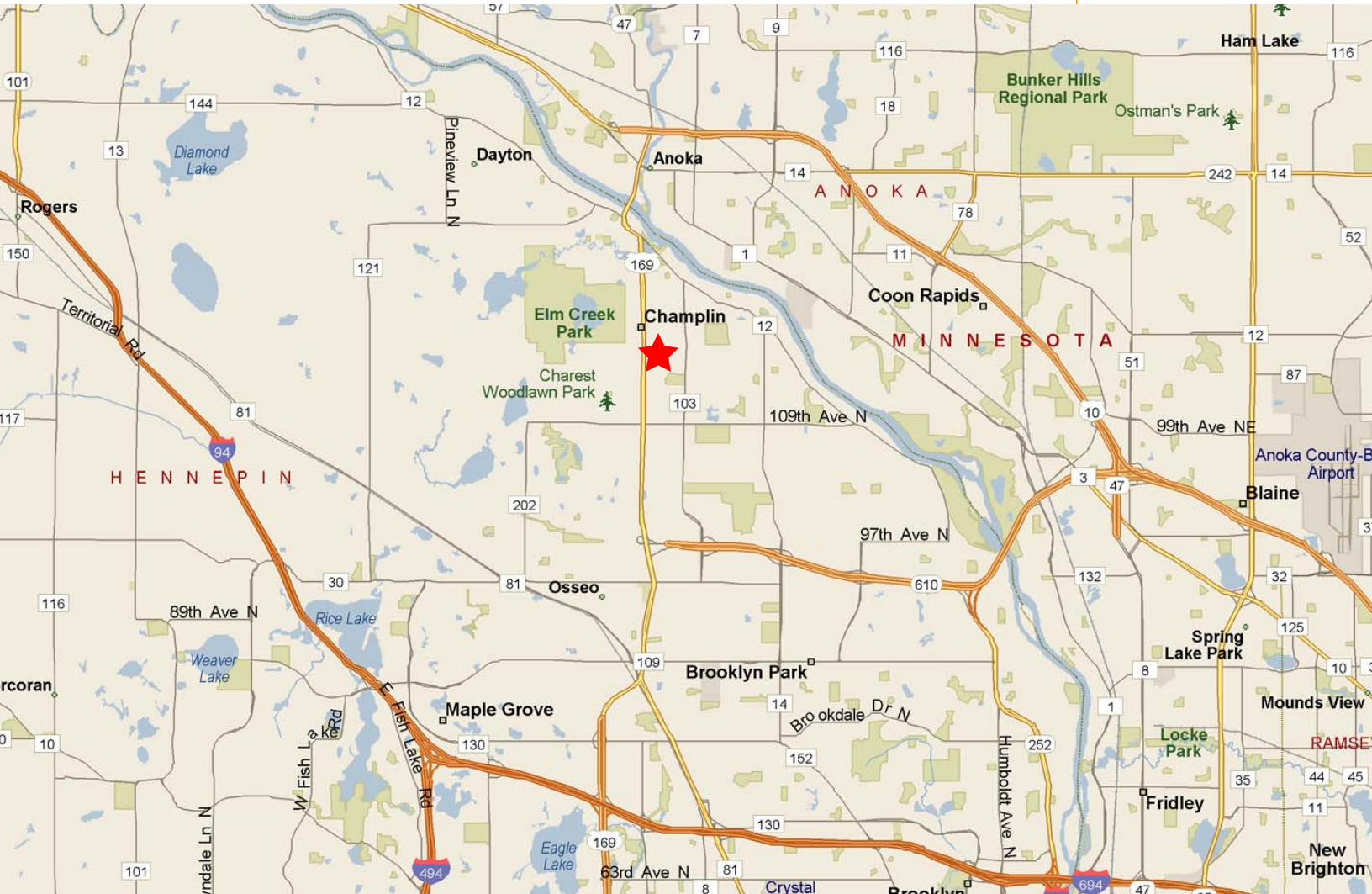
### Utility Costs

Gas:	\$87,227 per year
Electric:	\$287,632 per year
Sewer/Water:	\$27,142 per year

## MANUFACTURING/DISTRIBUTION AREA

- Approximately 152,114 square foot manufacturing/distribution space plus 6,660 SF mezzanine/storage
- 24' clear height
- ESFR sprinkler system with fire curtains
- Painted walls and ceiling deck
- T-8 high efficiency lighting
- 2500 amp, 480 volt, 3-phase electrical service
- 36 x 40 column spacing
- 100% A/C throughout
- 7 (10' x 8') dock doors with mechanical load levelers, bumpers, lights, truck locks and air curtains
- 2 grade level drive-in doors, one (1) 8' x 8' door dimension and one (1) 14' x 14' door dimension
- 1 dumpster/trash compactor door
- Interior roof drains
- 6" reinforced concrete floors with epoxy sealer
- Multiple electrical plug-ins and cord drops
- Air compressor room with air-line distribution
- Acetylene, oxygen and nitrogen lines distributed throughout with outside oxygen & nitrogen tanks
- Storage mezzanine above loading area, not included in total square footage
- Shop restrooms and locker room
- Potential screened power storage

# LOCATION MAP



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