

WELSH



INNOVATION FROM THE GROUND UP

# For Sale or Lease

Imperial Developers Building  
1771 Yankee Doodle Road  
Eagan, Minnesota



- 3-buildings totaling 18,010 square feet
- Convenient access to Highways 13 & 77 and Interstates 35E & 494
- Local ownership
- Secured outside storage available
- Heavily landscaped area
- Dock and drive-in loading
- Monument signage
- Well lit yard
- 2nd floor office patio
- Make-up air system

For more information contact:

Ted Carlson, CCIM, SIOR  
952.897.7788  
tcarlson@welshco.com

Eric Rossbach  
952.897.7872  
ejr@welshco.com





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## Imperial Developers Building For Sale or Lease

<b>Building Address:</b>	1771 Yankee Doodle Road Eagan, Minnesota	<b>Ted Carlson, CCIM, SIOR</b> <ul style="list-style-type: none"><li>• 952.897.7788</li><li>• tcarlson@welshco.com</li></ul>
<b>Building Square Feet:</b>	18,010 square feet total - 3 buildings 9,621 square foot office/shop building 3,036 square foot warehouse building 5,353 square foot cold storage building	<b>Eric Rossbach</b> <ul style="list-style-type: none"><li>• 952.897.7872</li><li>• ejr@welshco.com</li></ul>
<b>Currently Available:</b>	6,806 square feet of office 2,815 square feet of shop 3,036 square feet of warehouse 5,353 square feet of cold storage	
<b>Secured Outside Storage:</b>	Approximately 40,000 square feet <ul style="list-style-type: none"><li>• Partially concrete</li></ul>	<a href="http://www.welshco.com">www.welshco.com</a>
<b>Average 2009 Utilities:</b>	Gas: \$613.39 per month Electric: \$649.65 per month Sewer/Water: \$68.28 per month	
<b>Data:</b>	T1 lines or Comcast high speed internet	4350 Baker Road, Suite 400 Minnetonka, MN 55343
<b>Clear Height:</b>	Shop - 18' Warehouse - 11' Cold storage - 14'	Tel: 952.897.7700 Fax: 952.842.7700
<b>Loading:</b>	Shop - (2) 16' drive-ins w/drive-thru, 1 dock Warehouse - (3) drive-in doors Cold storage - (3) 18'x12' drive-in door	
<b>Zoning:</b>	I1 - Limited Industrial	
<b>Parking:</b>	16 striped stalls (Additional on-street parking and on-site parking can be added)	
<b>Year Built:</b>	1984	



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**Lot Size:**

1.88 acres

**Net Rental Rates:**

\$8.25 psf office  
\$4.50 psf warehouse/shop  
\$3.00 psf cold storage  
\$1.00 psf outside storage

**Sale Price:**

\$1,590,000

**2010 Real Estate Taxes:**

\$33,821.84 (\$1.88 psf)

**Comments:**

- Trench drains and flammable waste traps
- Rare opportunity for outside storage
- Two (2) above ground fuel tanks
- Make -up air system
- Security system equipped with exterior cameras

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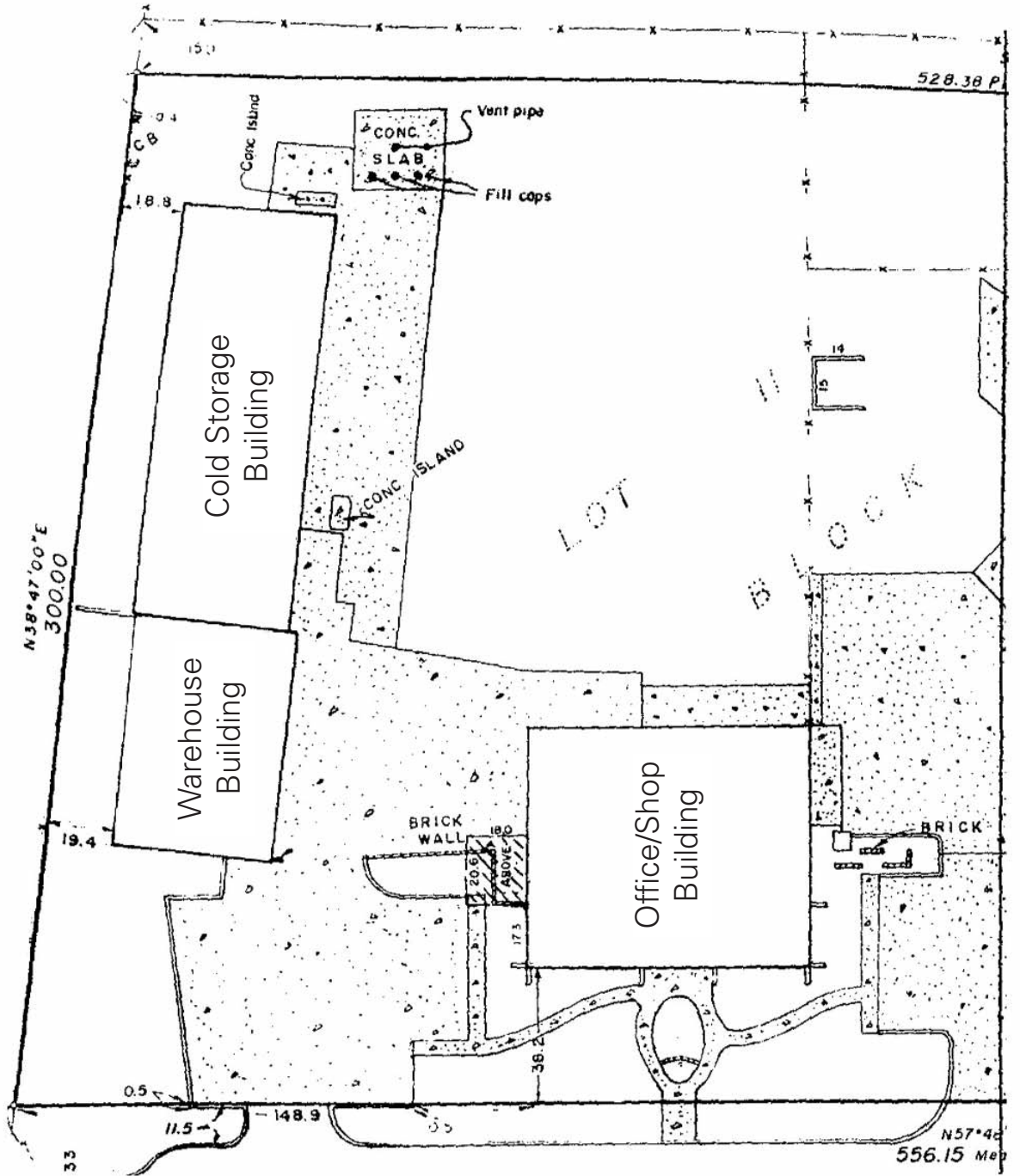
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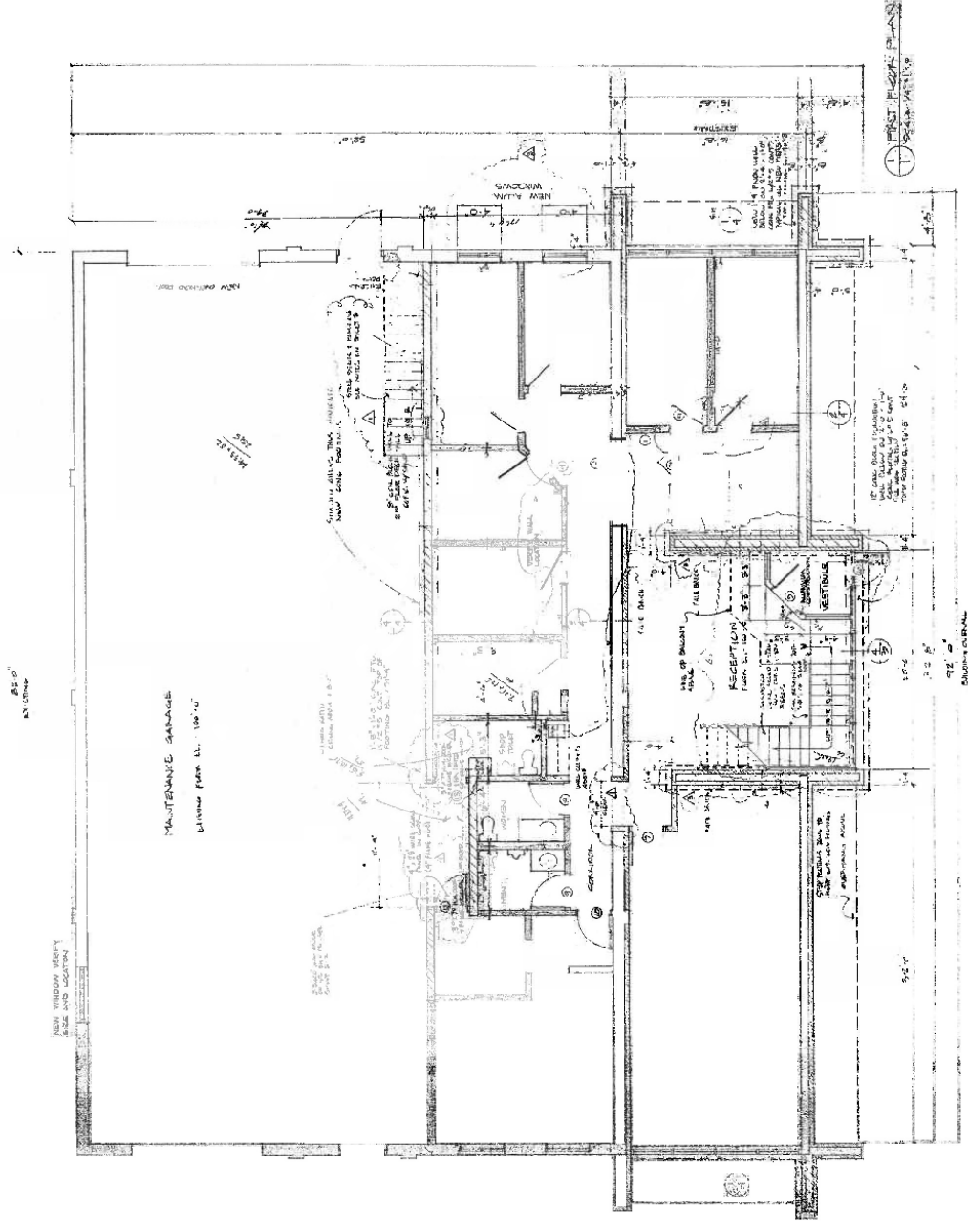
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Survey





# Lower Level Office & Shop - Floor Plan



# Warehouse Building - Floor Plan

