

WELSH



INNOVATION FROM THE GROUND UP

For Sale or Lease

Prior Lake Marine Building
14869 Highway 13 S
Savage, Minnesota



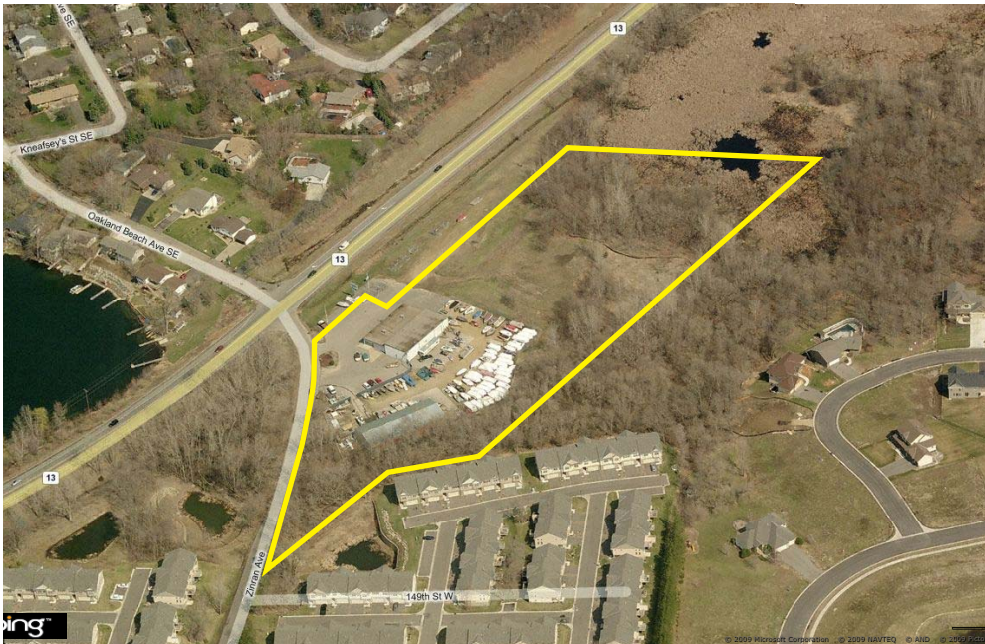
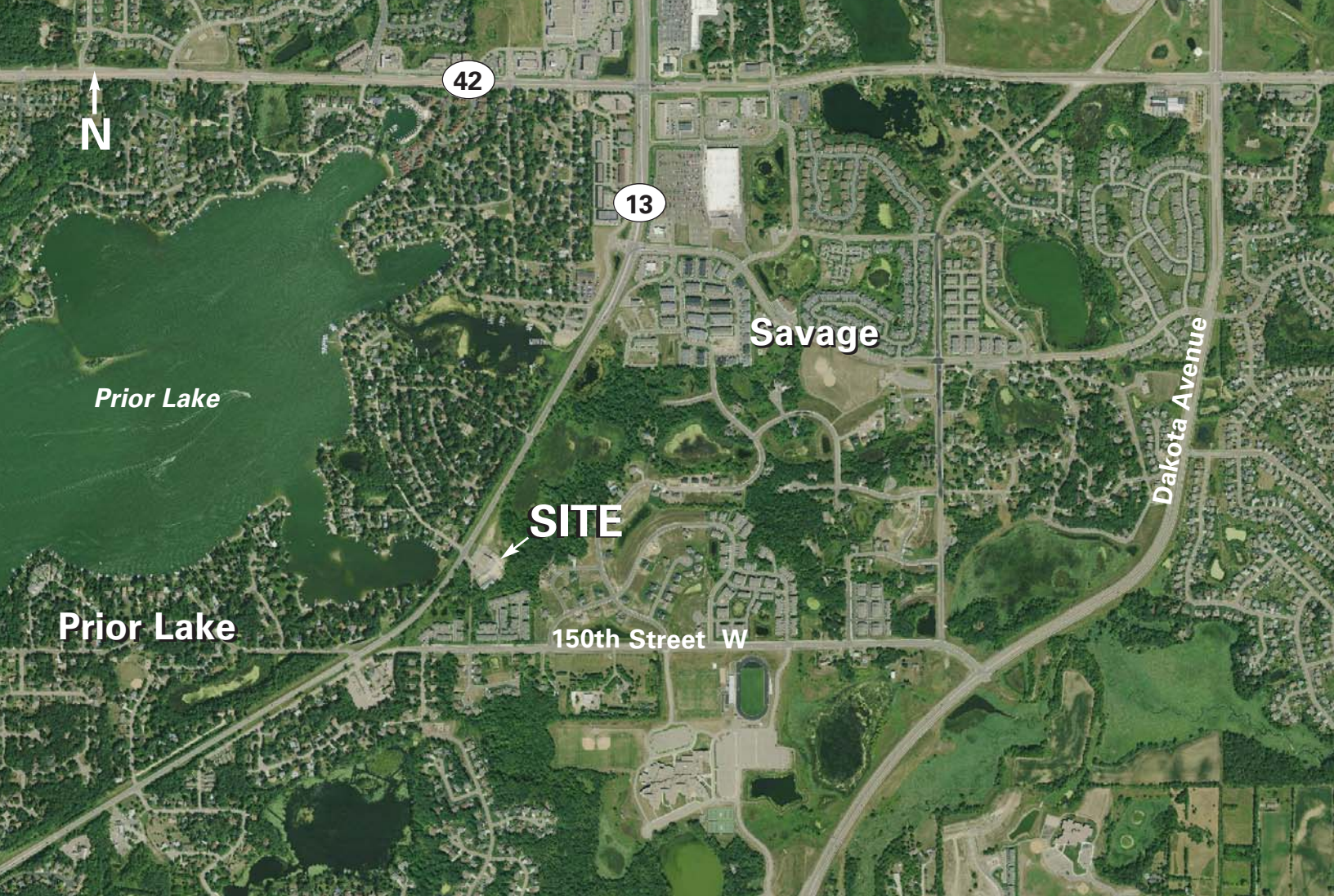
- Two showroom/warehouse buildings
- Showroom building is 8,000 SF with approx. 3,000 SF finished
- Warehouse building is 6,250 SF
- 8.27 acres
- 13'-16' clear height
- Drive-in door loading
- Convenient location
- Direct access and visibility from Highway 13 S
- Easy access to County Road 42
- Outside storage available

For more information contact:

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

Eric Rossbach
952.897.7872
ejr@welshco.com

NAI WELSH



For more information contact:

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

Eric Rossbach
952.897.7872
ejr@welshco.com

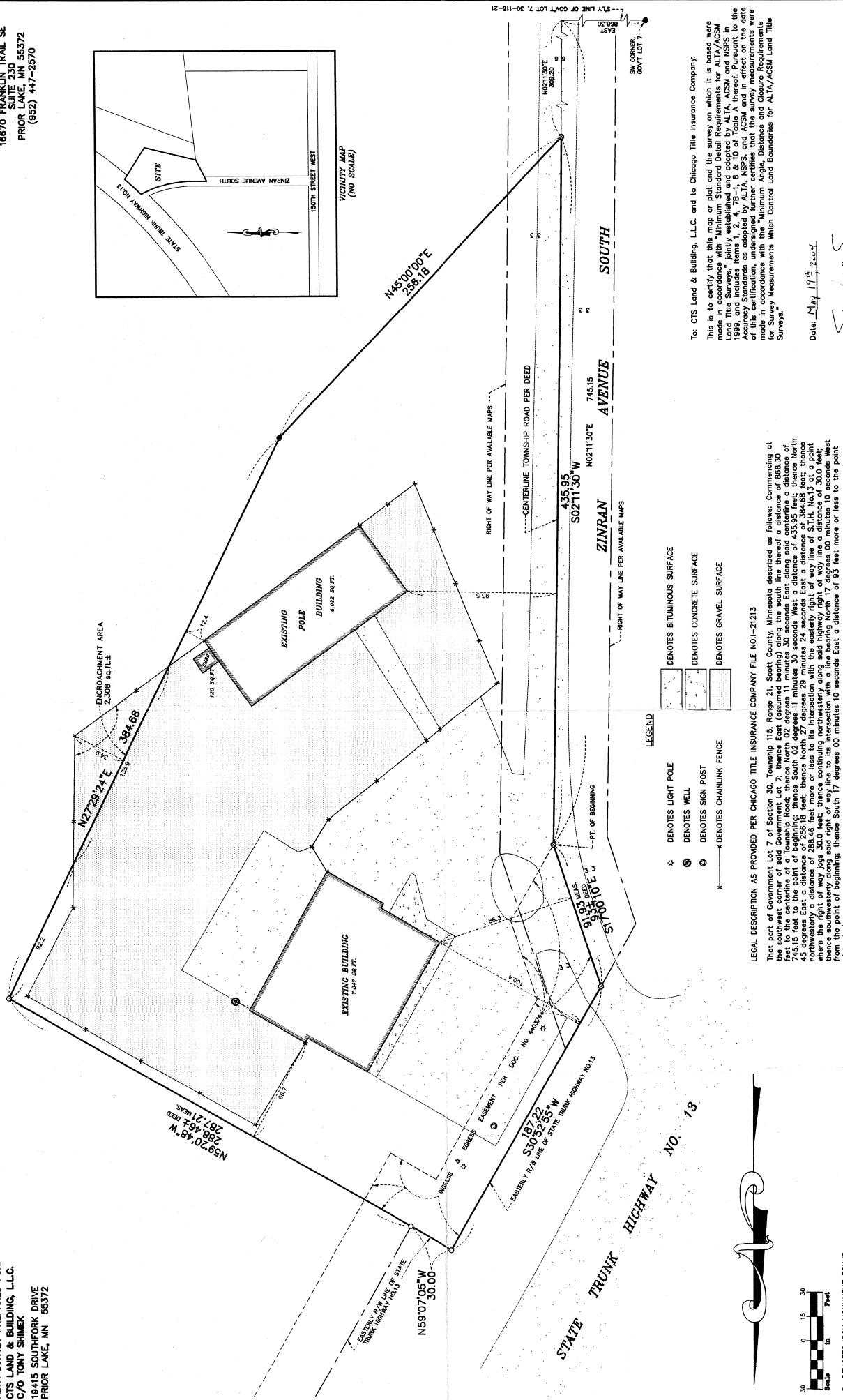
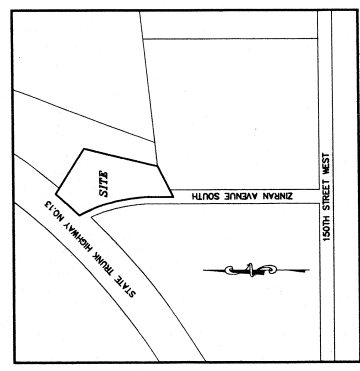


Prior Lake Marine Building For Sale or Lease

| | | |
|-----------------------------|--|--|
| Building Address: | 14869 Highway 13 S Savage, Minnesota | Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com |
| Available for Sale: | 14,154 square feet total 7,904 square feet - showroom bldg 6,250 square feet - warehouse bldg | Eric Rossbach <ul style="list-style-type: none">• 952.897.7872• ejr@welshco.com |
| Available for Lease: | 6,250 square feet total 6,250 square feet warehouse | |
| PID#: | 26-930001-2 - 3.15 acres (buildings) 26-930001-1 - 5.12 acres (land) | |
| Outside Storage: | 1.34 acres fenced <ul style="list-style-type: none">• Up to 3.93 acres unsecured | www.welshco.com |
| Acreage: | 8.27 | |
| Ceiling Height: | 13'-16' clear | 4350 Baker Road, Suite 400 Minnetonka, MN 55343 |
| Loading: | Three (3) drive-ins | Tel: 952.897.7700 |
| Zoning: | C-2, General Commercial | Fax: 952.842.7700 |
| Rental Rates: | \$3.75 psf for warehouse \$0.50 psf for outside storage | |
| 2010 (est.) Taxes: | 26-930001-2 - \$26,996.00 (buildings) 26-930001-1 - \$20,300.00 (land) | |
| For Sale: | \$1,850,000.00 | |
| Comments: | <ul style="list-style-type: none">• Direct access & visibility from Highway 13 S• Easy access to County Road 42• Outside storage available• Signage to Highway 13 S | |

VALLEY SURVEYING CO., P.A.
 16670 FRANKLIN TRAIL SE
 SUITE 230
 PRIOR LAKE, MN 55372
 (652) 447-2570

ALTA SURVEY PREPARED FOR:
 CTS LAND & BUILDING, LLC.
 C/O TONY SHIMEK
 19415 SOUTHFORK DRIVE
 PRIOR LAKE, MN 55372



- LEGEND
- ⊛ DENOTES LIGHT POLE
 - ⊙ DENOTES WELL
 - ⊙ DENOTES SIGN POST
 - ✕ DENOTES CHAINLINK FENCE
 - ▨ DENOTES BITUMINOUS SURFACE
 - ▨ DENOTES CONCRETE SURFACE
 - ▨ DENOTES GRAVEL SURFACE

LEGAL DESCRIPTION AS PROVIDED PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 1-21213

That part of Government Lot 7 of Section 30, Township 115, Range 21, Scott County, Minnesota, described as follows: Commencing at the centerline of State Trunk Highway No. 13, thence South 02 degrees 11 minutes 30 seconds East along said highway a distance of 662.30 feet to the point of beginning; thence North 02 degrees 11 minutes 30 seconds East along said centerline a distance of 745.15 feet to the point of beginning; thence South 02 degrees 11 minutes 30 seconds West a distance of 433.95 feet; thence North 45 degrees East a distance of 288.46 feet; thence North 02 degrees 11 minutes 30 seconds East along said centerline a distance of 288.46 feet to the intersection with the easterly right of way line of S.T.H. No. 13 at a point where the right of way is 30.0 feet; thence continuing northwesterly along said highway right of way line a distance of 30.0 feet; thence southeasterly along said right of way line to its intersection with a line bearing North 17 degrees 00 minutes 10 seconds West from the point of beginning; thence South 17 degrees 00 minutes 10 seconds East a distance of 85 feet more or less to the point of beginning.

GROSS PROPERTY AREA = 134,499 sq. ft. (3.09 acres)



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET AND MARKED BY MINNESOTA LICENSE NO. 10163
- ⊙ DENOTES P.K. NAIL SET

To: CTS Land & Building, LLC. and to Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NPS in 1989, and includes items of detail required by ALTA, NPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Date: May 19th 2024

[Signature]
 Rendell A. Swanson, MN Reg. No. 10163
 Scott M. Swanson, MN Reg. No. 42309
 FILE NO. 9890 BOOK 246 PAGE 27

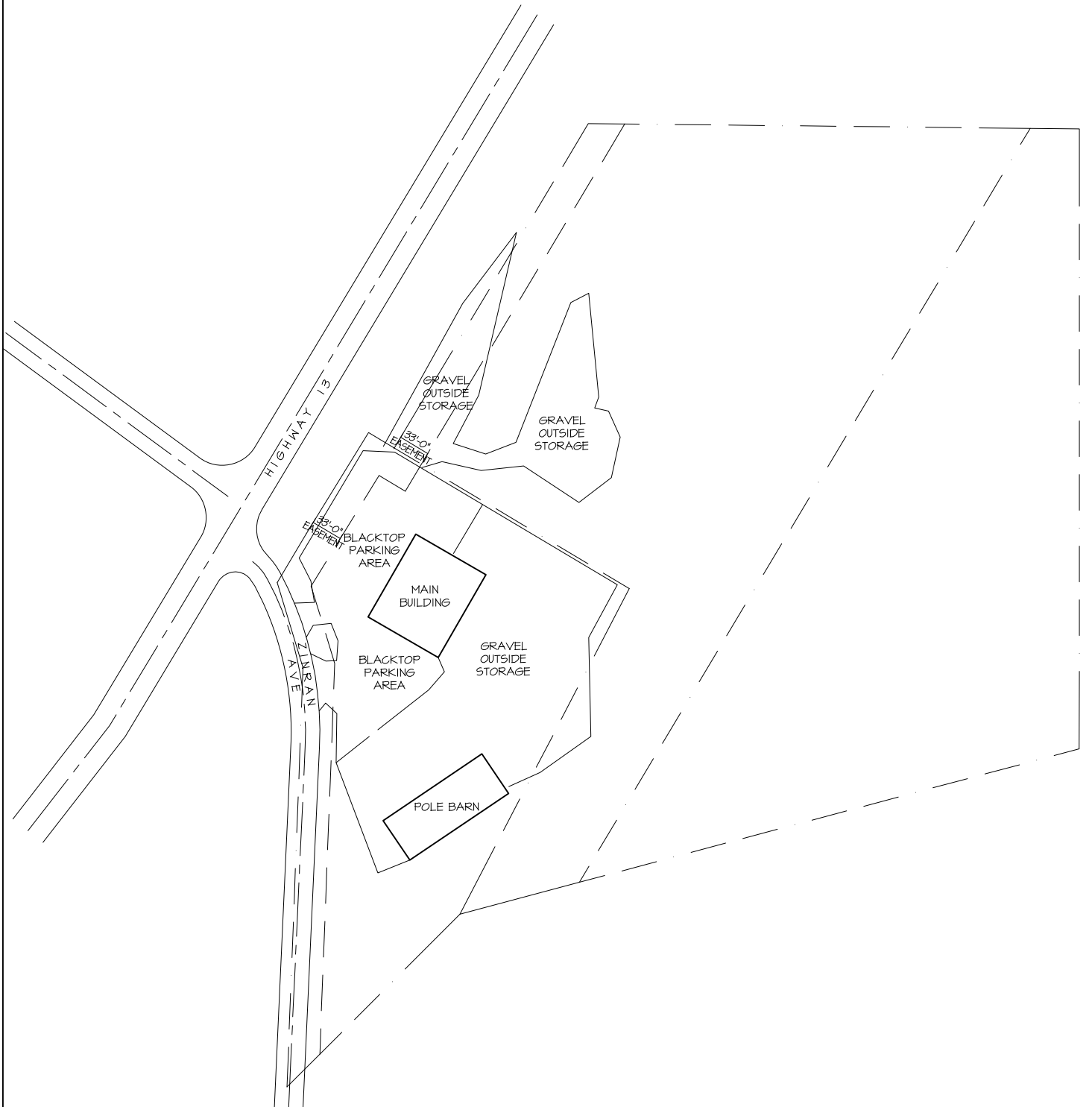
GONYEA COMMERCIAL PROPERTIES, INC.
12010 12TH AVE. S.
BURNSVILLE, MN 55337
PAUL GONYEA (952) 894-2222

SITE PLAN
OVERALL
14869 HIGHWAY 13
PRIOR LAKE, MN 55372(CITY OF SAVAGE)

R & C
DRAFTING AND
ESTIMATING
9448 CREEK RIDGE LANE
SAVAGE, MN. 55378
(612) 965-3999

| | | | | |
|------------|----------|----------|------------|------------|
| CHECKED BY | DRAWN BY | DATE | SCALE | SHEET NO. |
| | RPC | 12/30/08 | 1"=150'-0" | 1.0 |

0810_14869 HWY 13.dwg



GONYEA COMMERCIAL PROPERTIES, INC.
12010 12TH AVE. S.
BURNSVILLE, MN 55337
PAUL GONYEA (952) 894-2222

SITE PLAN
OVERALL - AERIAL OVERLAY
14869 HIGHWAY 13
PRIOR LAKE, MN 55372 (CITY OF SAVAGE)

R & C
DRAFTING AND
ESTIMATING
9448 CREEK RIDGE LANE
SAVAGE, MN. 55378
(612) 965-3999

| | | | | |
|------------|----------|----------|------------|------------|
| CHECKED BY | DRAWN BY | DATE | SCALE | SHEET NO. |
| | RPC | 12/30/08 | 1"=150'-0" | 1.1 |

0810_14869 HWY 13.dwg



GONYEA COMMERCIAL PROPERTIES, INC.
12010 12TH AVE. S.
BURNSVILLE, MN 55337
PAUL GONYEA (952) 894-2222

PLAN - AREA
MAIN BUILDING
14869 HIGHWAY 13
PRIOR LAKE, MN 55372(CITY OF SAVAGE)

R & C
DRAFTING AND
ESTIMATING
9448 CREEK RIDGE LANE
SAVAGE, MN. 55378
(612) 965-3999

CHECKED BY

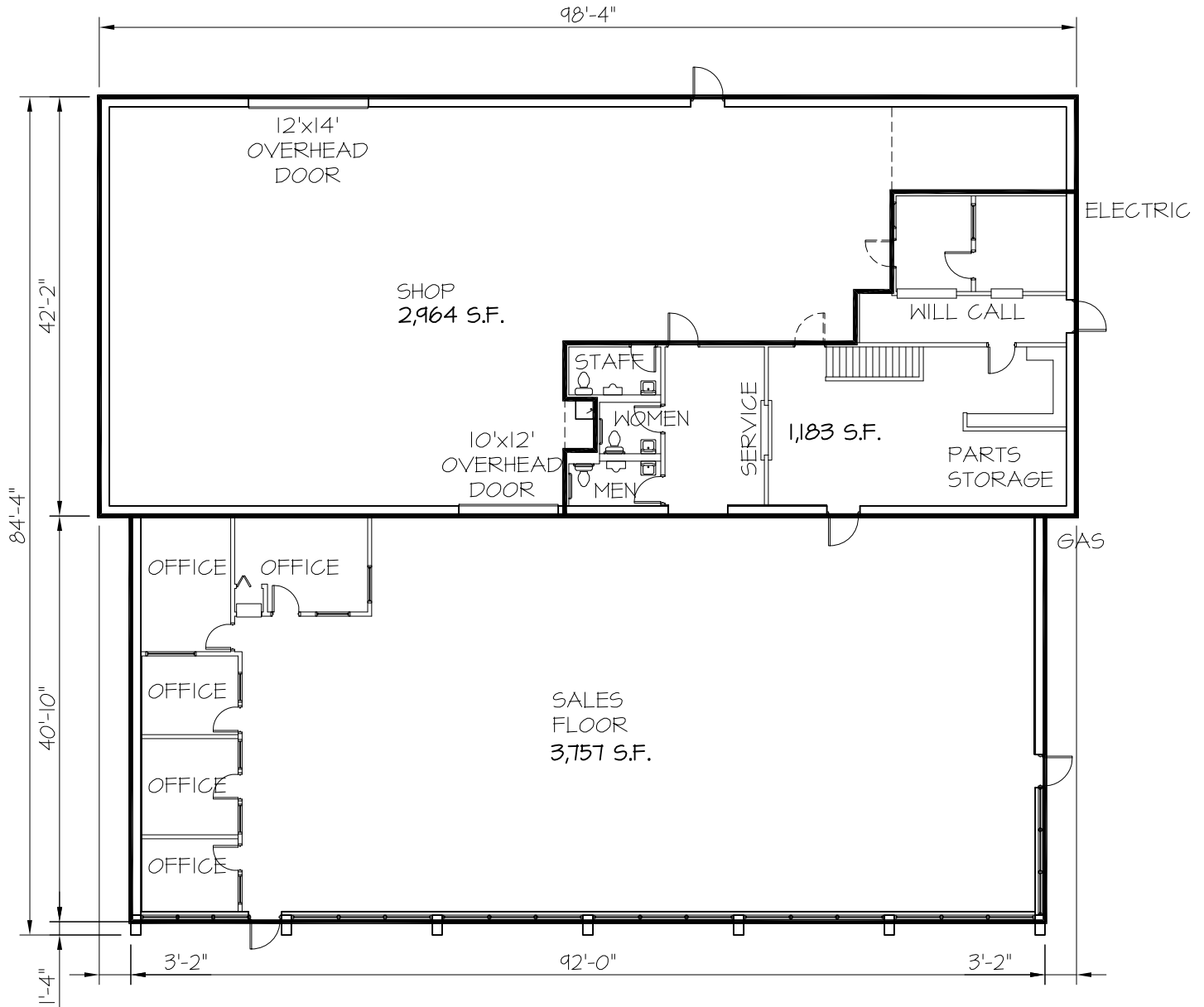
DRAWN BY
RPC

DATE
7/15/09

SCALE
1/16"=1'-0"

SHEET NO.
3.2

0810_14869 HWY 13.dwg



GONYEA COMMERCIAL PROPERTIES, INC.
12010 12TH AVE. S.
BURNSVILLE, MN 55337
PAUL GONYEA (952) 894-2222

PLAN - AREA
MAIN BUILDING - MEZZANINE
14869 HIGHWAY 13
PRIOR LAKE, MN 55372(CITY OF SAVAGE)

R & C
DRAFTING AND ESTIMATING
9448 CREEK RIDGE LANE
SAVAGE, MN. 55378
(612) 965-3999

CHECKED BY

DRAWN BY

DATE

SCALE

SHEET NO.

RPC

7/15/09

1/16"=1'-0"

4.2

0810_14869 HWY 13.dwg

