

# WELSH

INNOVATION FROM THE GROUND UP

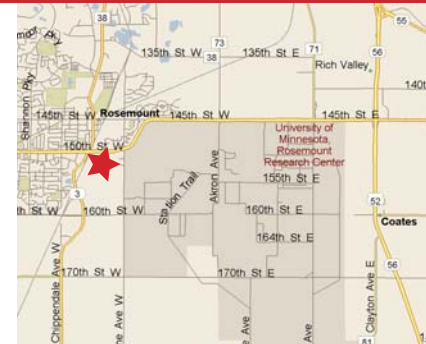


## 3RD PRICE REDUCTION!

# For Sale

The Webb Building  
15197 Boulder Avenue  
Rosemount, Minnesota

- 129,065 square foot office/warehouse facility
- Built in 2000, expanded in 2002 & 2004
- Easy to demise
- 10.16 acres
- 24' clear height
- Dock and drive-in loading
- Excellent visibility from County Road 42
- Great access to County Road 42 and Highway 3

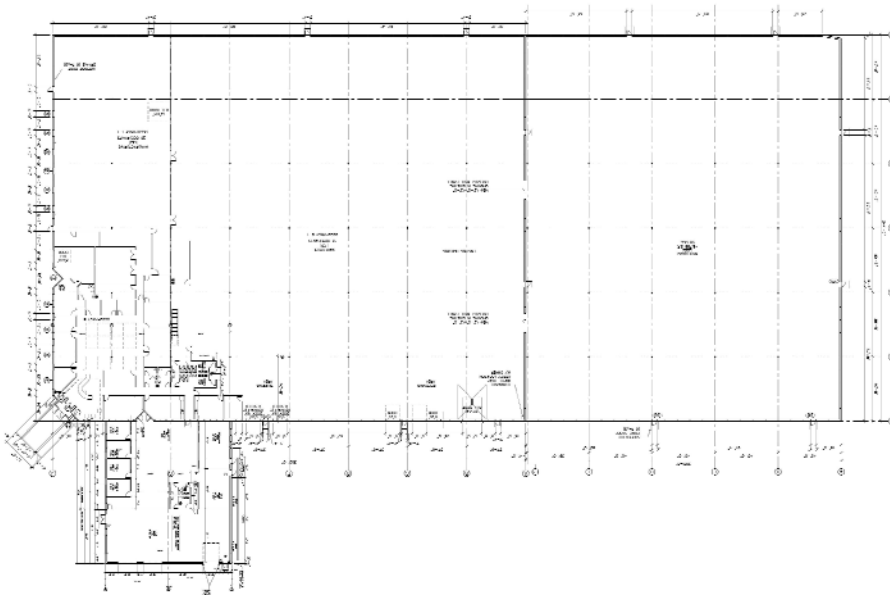


For more information contact:

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

Eric Rossbach  
952.897.7872  
ejr@welshco.com

**NAIWELSH**



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Eric Rossbach  
952.897.7872  
ejr@welshco.com



## Webb Building For Sale

**Building Address:**

15197 Boulder Avenue  
Rosemount, Minnesota

**Ted Carlson, CCIM, SIOR**

• 952.897.7788

**PID #:**

34-64522-010-01

• tcarlson@welshco.com

**Building Square Feet:**

129,065 square feet total\*  
12,930 square feet office  
9,922 square feet production  
106,213 square feet warehouse  
\*Expandable by approximately 50,000 SF

**Eric Rossbach**

• 952.897.7872

• ejr@welshco.com

**Year Built:**

| <u>Year</u> | <u>Sq. Ft.</u> | <u>Floor Thickness</u> |
|-------------|----------------|------------------------|
| 2000        | 73,042         | 5" Slab                |
| 2002        | 48,788         | 6" Slab                |
| 2004        | 7,235          | 5" Slab                |

[www.welshco.com](http://www.welshco.com)

**Site Size:**

10.16 acres

**Ceiling Height:**

24' clear

**Parking:**

178 stalls

4350 Baker Road, Suite 400

Minnetonka, MN 55343

**Power:**

880 amps, 277/480 volts, 3-phase

Tel: 952.897.7700

**Monthly Average Utilities:**

\$360 - City of Rosemount  
\$4,300 - Xcel Energy  
\$2,500 - MN Energy Resources  
\$2,500 - XO (telephone)

Fax: 952.842.7700

**Column Spacing:**

Main Building - 37'6" x 40'8"  
Addition - 40' x 40'8"

**Loading:**

Four (4) docks, three (3) drive-ins  
• Additional loading can be added

**2010 Real Estate Taxes:**

\$170,651.98 (\$1.32 psf)

**For Sale:**

~~\$6,500,000~~ ~~\$5,800,000~~ ~~\$5,150,000~~  
**\$4,900,000 (\$37.97 psf)**

**Comments:**

- Traffic Counts - 153,000 cars per day
- Excellent visibility from County Rd 42
- Tilt-up pre-cast construction
- White deck





**LAMPERT ARCHITECTS**  
 13837 NE Lincoln Street  
 Portland, OR 97230, USA | Phone: (503) 237-1884  
 lampert@lampert-arch.com

**ARCHITECT RESPONSIBILITY STATEMENT**  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND REPORTS ARE MY ORIGINAL WORK OR THAT I AM A DIRECT SUPERVISOR AND SIGN I AM A DIRECT SUPERVISOR OF THE WORK OF ANY OTHER PERSONS ON THE SITE OF THIS PROJECT.

DATE: \_\_\_\_\_  
 CONTRACTOR NO: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

Phone: (612) 866-4632  
 Fax: (612) 866-0390



**Ryerson Construction, Inc.**  
 6511 Cedar Ave. S.E., Minneapolis, MN 55423

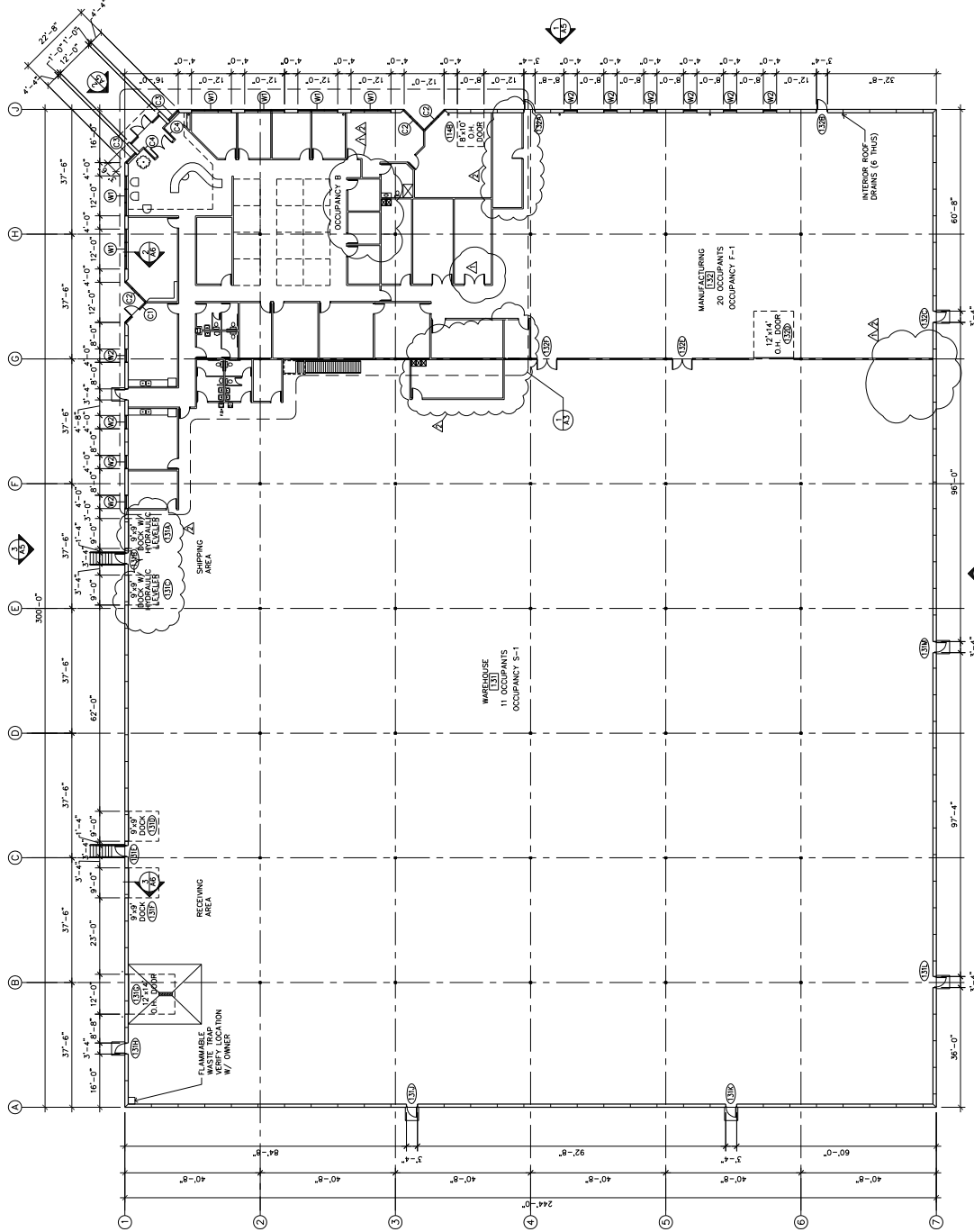
**Proposed Building**  
**WEBB COMPANY**  
 Rosemount, Minnesota

| Drawn By:   | PKA            |
|-------------|----------------|
| Checked By: | LL/JANSEN      |
| Revisions:  |                |
| 04.18.00    | CITY SUBMITTAL |
| 05.11.00    | ISSUED         |
| 07.27.00    | REVISIONS      |
| 10.26.00    | AS BUILT'S     |

**FLOOR PLAN**

Sheet Number

**A2**



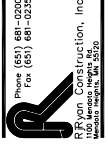
1. FLOOR PLAN  
 A2 SCALE = 1/16" = 1'-0"



**LAMPERT ARCHITECTS**  
 1837 W. Uschold Street  
 Minn. Falls, MN 55044  
 Phone: (855) 881-2388  
 Fax: (855) 881-2389  
 www.lampertarchitects.com

**ARCHITECT CERTIFICATION:**  
 I, the undersigned, being a duly licensed architect under the laws of the State of Minnesota, do hereby certify that I am the author of the design and content of the above title and that I am a duly licensed architect under the laws of the State of Minnesota.

DESIGNER: \_\_\_\_\_  
 DATE: \_\_\_\_\_



**Webb Construction, Inc.**  
 1000 American Heritage Dr.  
 Rosemount, MN 55069  
 Phone: (651) 881-2320  
 Fax: (651) 881-0235

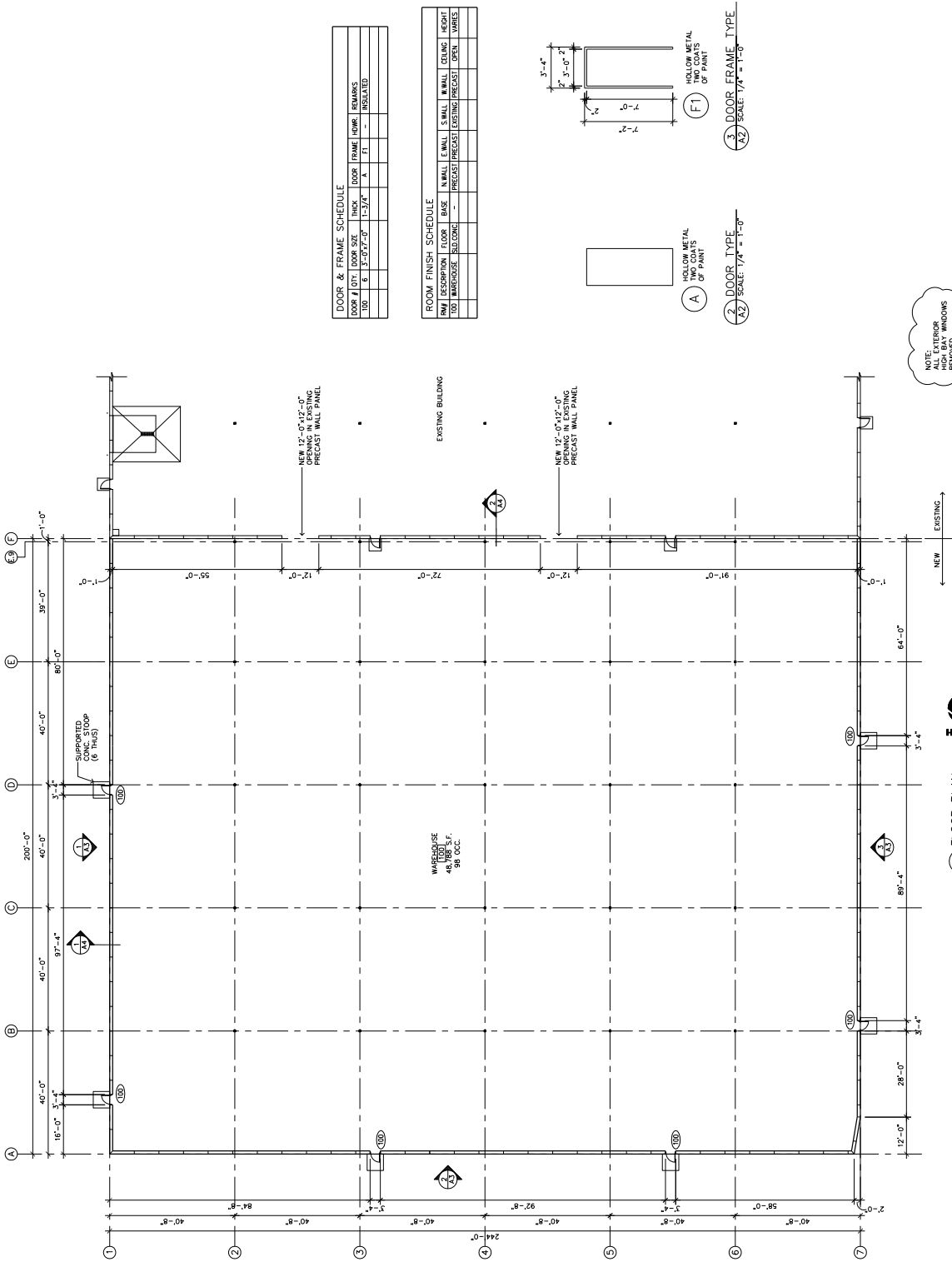
**Proposed Addition For  
 WEBB COMPANY  
 Rosemount, Minnesota**

Drawn By: ECO  
 Checked By: LL, LUM  
 Revisions:  
 02.26.01 QTY. SUBMITTAL  
 02.26.01 ISSUE  
 02.26.01 QTY. REVISIONS  
 02.26.01 QTY. REVISIONS

**FLOOR PLAN,  
 SCHEDULES  
 & DETAILS**  
 Sheet Number

**A2**

Project No. 0108330-1



**DOOR & FRAME SCHEDULE**

| DOOR # | QTY. | DOOR SIZE     | THICK  | DOOR FRAME | INSUR. | REMARKS   |
|--------|------|---------------|--------|------------|--------|-----------|
| 100    | 6    | 3'-0" x 7'-0" | 1-3/4" | A          | FI     | INSULATED |

**ROOM FINISH SCHEDULE**

| RM# | DESCRIPTION | FLOOR      | BASE | I. WALL | S. WALL | W. WALL  | CEILING | HEIGHT |
|-----|-------------|------------|------|---------|---------|----------|---------|--------|
| 100 | WAREHOUSE   | SUB. CONC. | -    | PRECAST | PRECAST | EXISTING | PRECAST | OPEN   |

**1 FLOOR PLAN**  
 A2 SCALE: 1/16" = 1'-0"



**LAMPERT ARCHITECTS**  
 15857 NE Lincoln Street  
 North Oaks, MN 55304  
 Phone: (612) 737-1244  
 lampa@lampert-arch.com

**ARCHITECT CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND CONTRACT DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

OWNER: WEBB COMPANY  
 PROJECT NAME: PROPOSED ADDITION FOR ROSEMOUNT, MINNESOTA  
 DRAWING NO.: 2004-02-01  
 DATE: 02/01/04

Project: (612) 681-8025  
 Fax: (612) 681-0235  
**R** Ron Construction, Inc.  
 1140 Mendota Heights Road  
 Mendota Heights, MN 55120

**Proposed Addition For  
 WEBB COMPANY  
 Rosemount, Minnesota**

Copyright 2004  
 Licensed Lampert Architects, P.A.  
 PROJECT DESIGNER: T. NEUBER  
 DRAWN BY: JEN  
 CHECKED BY: L.J./JAL  
 PROJECT NO.: 04-02-01  
 PREPARED BY: LAMPERT ARCHITECTS  
 04.10.04. REVISIONS  
 04.10.04. REVISIONS  
 06.21.04. CITY SUBMITTAL  
 07.16.04. ISSUED  
 09.30.04. OWNER REVISIONS

**FLOOR PLAN & DETAILS**  
 Sheet Number

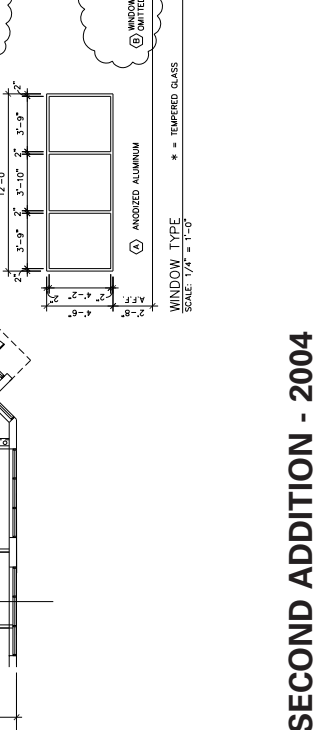
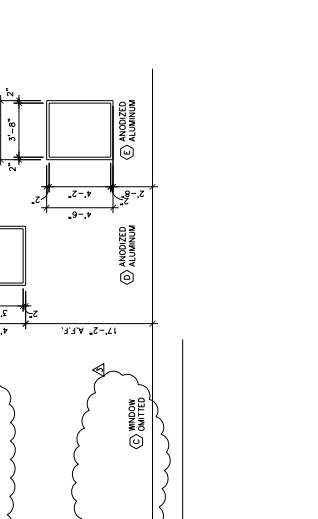
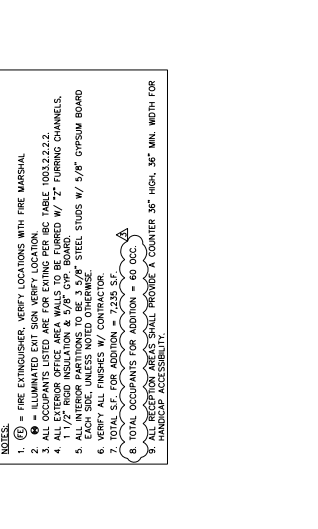
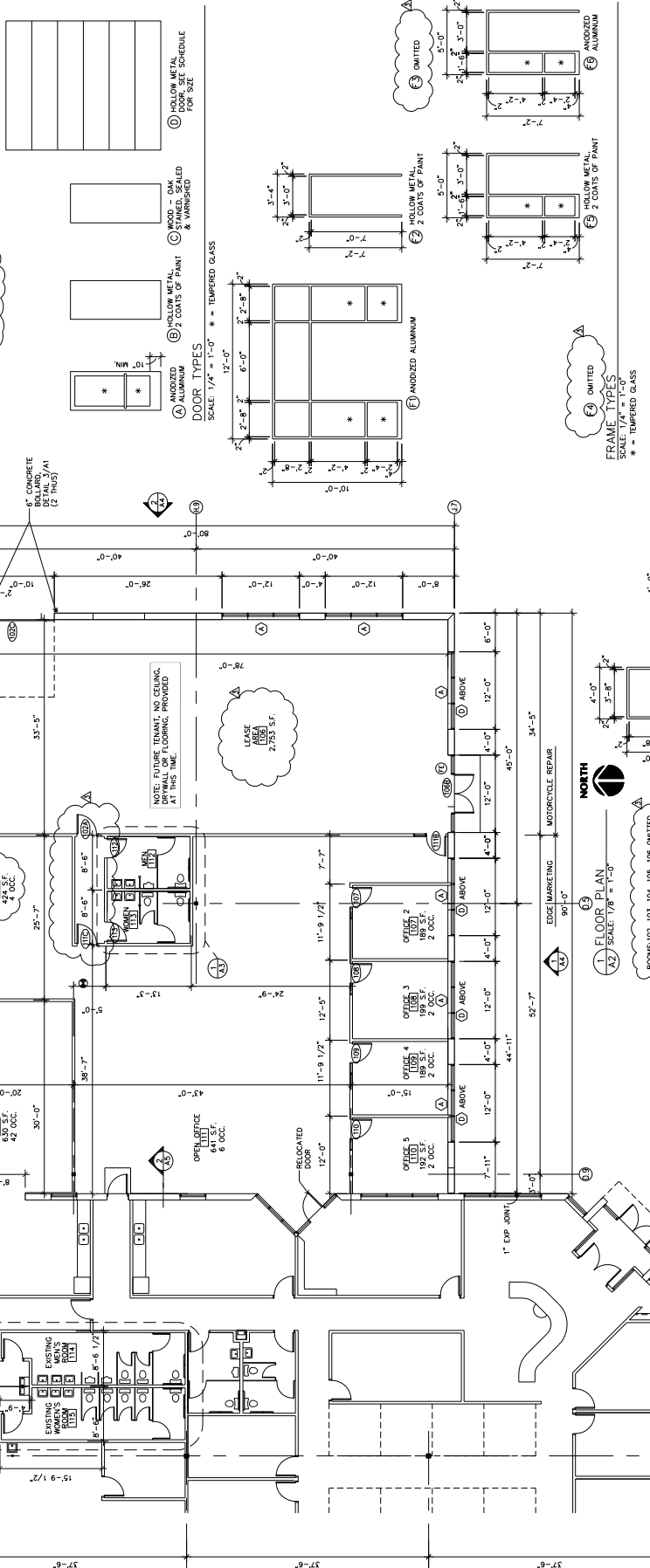
**A2**

Project No. 040330-2

**DOOR & FRAME SCHEDULE**

| DR # | DOOR SIZE     | THICK  | DOOR FRAME | REMARKS |
|------|---------------|--------|------------|---------|
| 100A | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100B | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100C | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100D | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100E | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100F | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100G | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100H | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100I | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100J | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100K | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100L | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100M | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100N | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100O | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100P | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100Q | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100R | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100S | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100T | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100U | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100V | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100W | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100X | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100Y | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |
| 100Z | 3'-0" x 7'-0" | 1 3/4" | B          | FZ      |

NOTES:  
 1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR  
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NOTES:  
 1. (A) = FIRE EXTINGUISHER, VERIFY LOCATIONS WITH FIRE MARSHAL  
 2. ALL OCCUPANTS LISTED ARE FIRE EXTINGUISHER TABLE 1003.2.2.2  
 3. ALL EXTERIOR OFFICE AREA WALLS TO BE FURRED W/ 2" FURRING CHANNELS.  
 4. ALL 1/2" GYPSUM WALLS TO BE FURRED W/ 2" FURRING CHANNELS.  
 5. ALL 1/2" GYPSUM WALLS TO BE FURRED W/ 2" FURRING CHANNELS.  
 6. ALL EXTERIOR WALLS TO BE FURRED W/ 2" FURRING CHANNELS.  
 7. ALL EXTERIOR WALLS TO BE FURRED W/ 2" FURRING CHANNELS.  
 8. TOTAL OCCUPANTS FOR ADDITION = 60 OCC.  
 9. ALL RECEPTION AREAS SHALL PROVIDE A QUANTER 36" HIGH, 36" MIN. WIDTH FOR  
 HANDICAP ACCESSIBILITY.