



AVAILABLE FOR SALE OR LEASE

6160 CARMEN AVENUE EAST

Inver Grove Heights, Minnesota



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Property Overview

6160 Carmen Ave E, Inver Grove Heights, MN is approximately a 26,665 SF building situated on 2.51 acres just minutes south of Downtown St. Paul. It is located near the 694/494 loop. The building is a multi-tenant building but can be brought back to a single user building.



1986
YEAR BUILT



26,665 SF
BUILDING AREA



2.51
ACRES



\$9.00 PSF Office
\$5.00 PSF Warehouse
LEASE RATES



\$2,000,000
ASKING PRICE



**6160 Carmen Avenue East
Inver Grove Heights, MN**

Parcel Number	20.71250.02.030
Building SF	5,936 SF Office 20,729 SF Warehouse 26,665 SF Total
Land Area	2.51 acres (109,415 SF)
Clear Height	14'5" - 14'10"
Year Built	1986
Loading	3 Dock Doors
Sprinkler System	None
Roof Age	Replaced in 2016
Parking Lot	+/- 58 stalls, updated in 2016
HVAC	Office/Production Area: heating & cooling gas forced air Warehouse: unit heaters
Zoning	I-1 Limited Industrial
2020 Taxes	\$42,669.12
2020 Assessed Value	\$1,313,900
Lease Rates	\$9.00 psf - Office \$5.00 psf - Warehouse



Sale Price: \$2,000,000

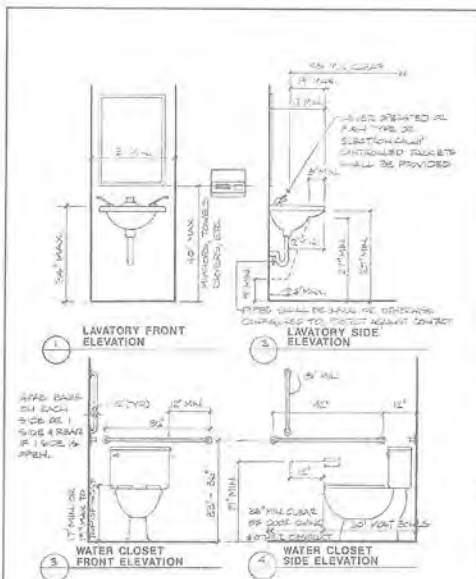


Size: 16,548 SF
Office: 4,248 SF
Warehouse: 12,300 SF
Expiration: 11/30/2020
Vacating: 11/30/2020
Comments: Tenant has already provided written notice that they'll be vacating on 11/30/2020.

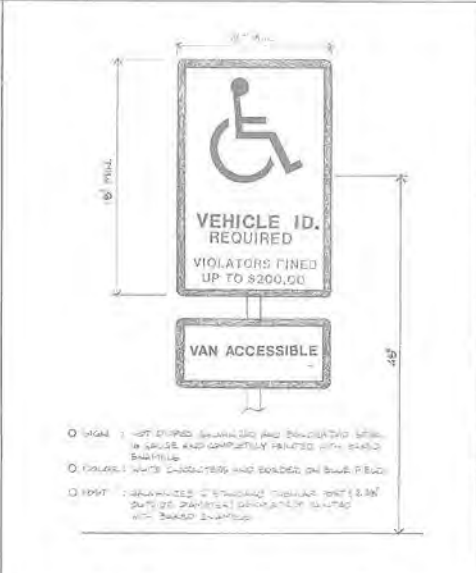


Size: 9,296 SF
Expiration: 8/31/2021
Renewal Options: Two options to extend Term, for 36 months for each extension, with 180 days prior written notice.

SITE PLAN



2 TYP. ACCESSIBLE TOILET



3 TYP. ACCESSIBLE PARKING SIGN

TYPICAL CONSTRUCTION NOTES/SITE

- BITUMEN PAVING:**
 - NEW PAVING SHALL BE 3" WEARING COURSE #1880 2341 OR APPROVED EQUIV. ON 4" CLASS 3 SUBGRADE BASE #1080 3126 OR APPROVED EQUIV.
 - MATCH EXISTING PAVING AS REQUIRED BY CONSTRUCTION, GRADING AND NEW PAVING.
 - ATCH EXISTING PAVING AS REQUIRED BY UTILITY CONSTRUCTION. SEE SHEET C1.
- SITE CONCRETE:**
 - NEW CURB & GUTTER WHEN NOTED & SHOWN. NEW WORK SHALL MATCH EXISTING.
 - NEW CONCRETE STOPS, WALKS & STEPS WHEN NOTED & SHOWN. ALL CONCRETE WEAR/SURFACE FINISHES TO BE 20'-4" D.C. MAXIMUM AND ALL STRUCTURES ETC. CONTROL JOINTS (SEAM LINES) @ 5'-4" O.C. MINIMUM.
 - NEW CURB CUT:
 - RUNWAY EXISTING CONCRETE CURBS TO FIRST CONTROL JOINT & REPLACE WITH NEW CONCRETE CURBS & CURB CUT AS REQUIRED. NEW CURBS & CURB CUT SHALL MEET MUNICIPAL REQUIREMENTS.
- ACCESSIBLE PARKING SIGN:**
 - ONE SIGN FOR EACH ACCESSIBLE PARKING SPACE. ONE NEW SIGN REQUIRED. ONE VAN ACCESSIBLE SIGN FOR EACH VAN ACCESSIBLE PARKING SPACE. ONE NEW SIGN REQUIRED.
- LANDSCAPING:**
 - EXISTING LANDSCAPING AS SHOWN.
 - RELOCATE EXISTING TREES AS SHOWN.
 - REPLACE EXISTING SHRUBS DAMAGED BY CONSTRUCTION.
 - ENTIRE EXISTING SITE TO BE REGRAD TO MATCH EXISTING PAVING & BUILDING.
 - REPLACE AND/OR REPAIR ALL SOILED AREAS AS REQUIRED.
 - REPLACE AND/OR REPAIR EXISTING IRRIGATION SYSTEM AS REQUIRED.
- GUARD POST:**
 - 6" GALVANIZED PIPE. CONCRETE FILLED AND CAPPED. FROST TIGHTING.

TYPICAL CONSTRUCTION NOTES/ROOFING

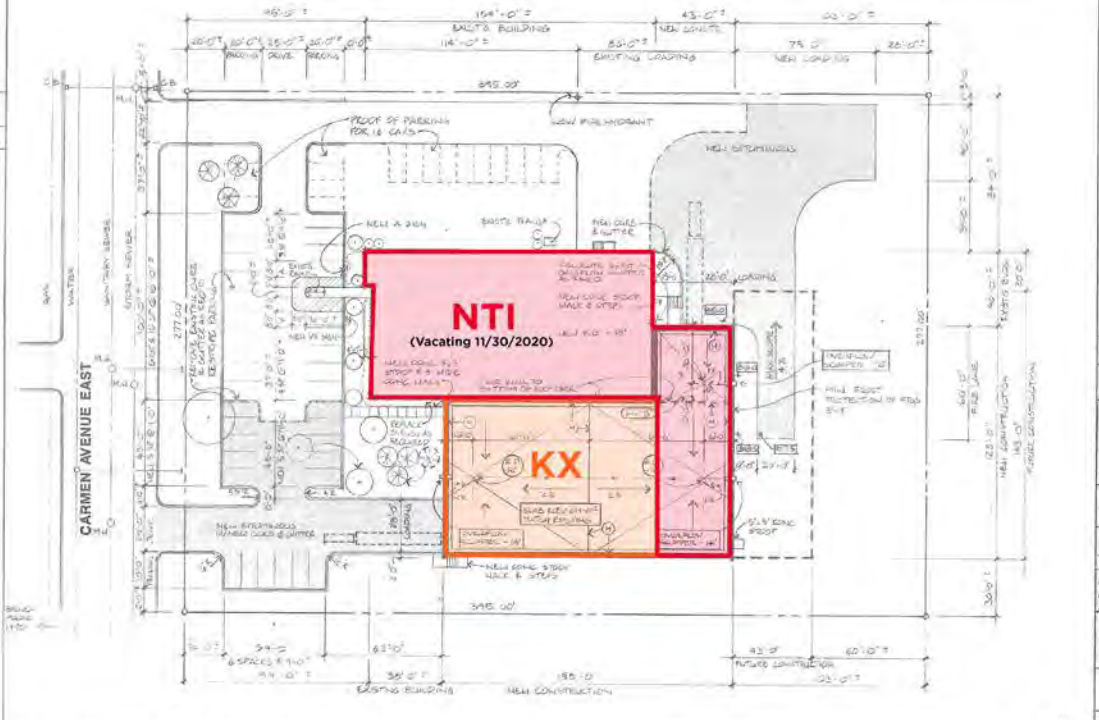
- ROOFING AND INSULATION:**
 - GALVANIZED METAL ROOFING OVER RIGID INSULATION.
 - 3.14.60 MINIMUM PLUS PERMITE PROTECTION BOARD.
 - MINIMUM ROOF SLOPE 1/4" EXCEPT WHERE NOTED.
 - NOOF DECK TO SLOPE. FOR ROOF DECK ELEVATIONS SEE STRUCTURAL.
 - TAPERED INSULATION SHALL BE PROVIDED. SEE ROOF PLAN. NOTE THAT EXTERIOR PARALLEL IS AT THE SAME HIGH POINT EXCEPT AS NOTED.
 - INDICATES HIGH POINTS (RIDGE AND PROMINENT). INDICATES THAT TOP OF ROOFING IS 5" LESS THAN HIGH POINTS.
 - INTERIOR ROOF DRAIN (I.R.D.) WHERE SHOWN. NOTE ELEV. 1'-0" OR 4" INDICATES THAT DRAIN ELEVATIONS ARE 10" OR 4" LESS THAN HIGH POINTS.
 - FLASHING:
 - HALF FINISHED METAL CAP FLASHING AND COUNTER FLASHING OVER TREATED WOOD SOLED AT I.R.D. CONTINUOUS.
 - NEW WORK SHALL MATCH EXISTING.
 - PRE-FINISHED METAL OVER-LOW SCOPERS. NOTE THAT SCOPPER ELEVATIONS ARE ONLY 2" HIGHER THAN ROOF DRAINS.
 - PRE-FINISHED METAL OVER-LOW SCOPERS. FINISH BOTH SIDES OF OPENING. EXTEND 6" FROM 1" BEYOND EXTERIOR FACE OF WALL.
 - RELOCATE ONE EXISTING OVER-LOW SCOPPER AS NOTED AND AS REQUIRED.

SITE DATA

- LOCATION:** CITY OF INVER GROVE HEIGHTS, MINNESOTA
- ZONE:** I-1 (INDUSTRIAL)
- SITE AREA:** 0.51 AC. ON 100,106 SQ. FT.
- PARCELS AREA:** 26,400 SQ. FT.
- BUILDING COVERAGE/ALLOWABLE:** 30%
- BUILDING COVERAGE/ACTUAL:** 26%
- LOT AREA:** 100,106 SQ. FT. (2.28 AC.)
- LOT AREA:** 100,106 SQ. FT. (2.28 AC.)
- OFFICES:** 4,000 SQ. FT. (100 SQ. FT. 44)
- SHOP:** 10,000 SQ. FT. (200 SQ. FT. 44)
- W.H.:** 10,000 SQ. FT. (200 SQ. FT. 44)
- PARKING/PROVIDED:** 37 CARSPACES
- ACCESSIBLE:** 1 CAR
- VAN ACCESSIBLE:** 1 CAR
- PHYSICAL MIN.:** 30 CARSPACES
- PROOF OF PARKING:** 18 CARSPACES

BUILDING DATA

- CODE:** MINNESOTA BUILDING CODE 1988 (7/1/19)
- MINNESOTA STATE BUILDING CODE TYPE LOCATION:**
- OCCUPANCY:** 40 MANUFACTURED & WAREHOUSE
- TYPE OF CONSTRUCTION:** TYPE II NON RATED (NON COMBUSTIBLE)
- FLOOR AREA/ALLOWABLE:** 17,000 SQ. FT.
- DISTANCE SEPARATION:** 2 SIDES/SIDE INCREASE
- FLOOR AREA ACTUAL:** 13,000 SQ. FT.
- EXISTING:** 13,000 SQ. FT.
- NEW CONSTRUCTION:** 13,000 SQ. FT.
- TOTAL BUILDING AREA:** 13,000 SQ. FT.
- EXISTING:** 13,000 SQ. FT.
- NEW CONSTRUCTION:** 13,000 SQ. FT.
- BUILDING HEIGHT/ALLOWABLE:** TWO STORY
- BUILDING HEIGHT/ACTUAL:** ONE STORY



1 SITE PLAN & ROOF PLAN

EXISTING CONDITIONS

- VERIFY EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND DETAILS. ADJUST NEW CONSTRUCTION AS REQUIRED.

Blumentals/Architects Inc.
 6205 Erie Court Drive, Suite 100
 Brooklyn Center, Minnesota 55430
 (612) 561-5757 Fax (612) 561-2614

HOLLE CONSTRUCTION
 1855 BELLOSE AVE. SOUTH (612) 546-0677
 MINNEAPOLIS, MN 55428 FAX (612) 595-8759

LOGOS PRODUCTIONS, INC.
 6160 CARMEN AVENUE EAST
 INVER GROVE HEIGHTS, MN.

Project No: 513-38 Drawn By: JCB Date: 9/7/13

Revisions:

1	10/13	10/21/13	
2	11/13		
3	11/13		
4	11/13		

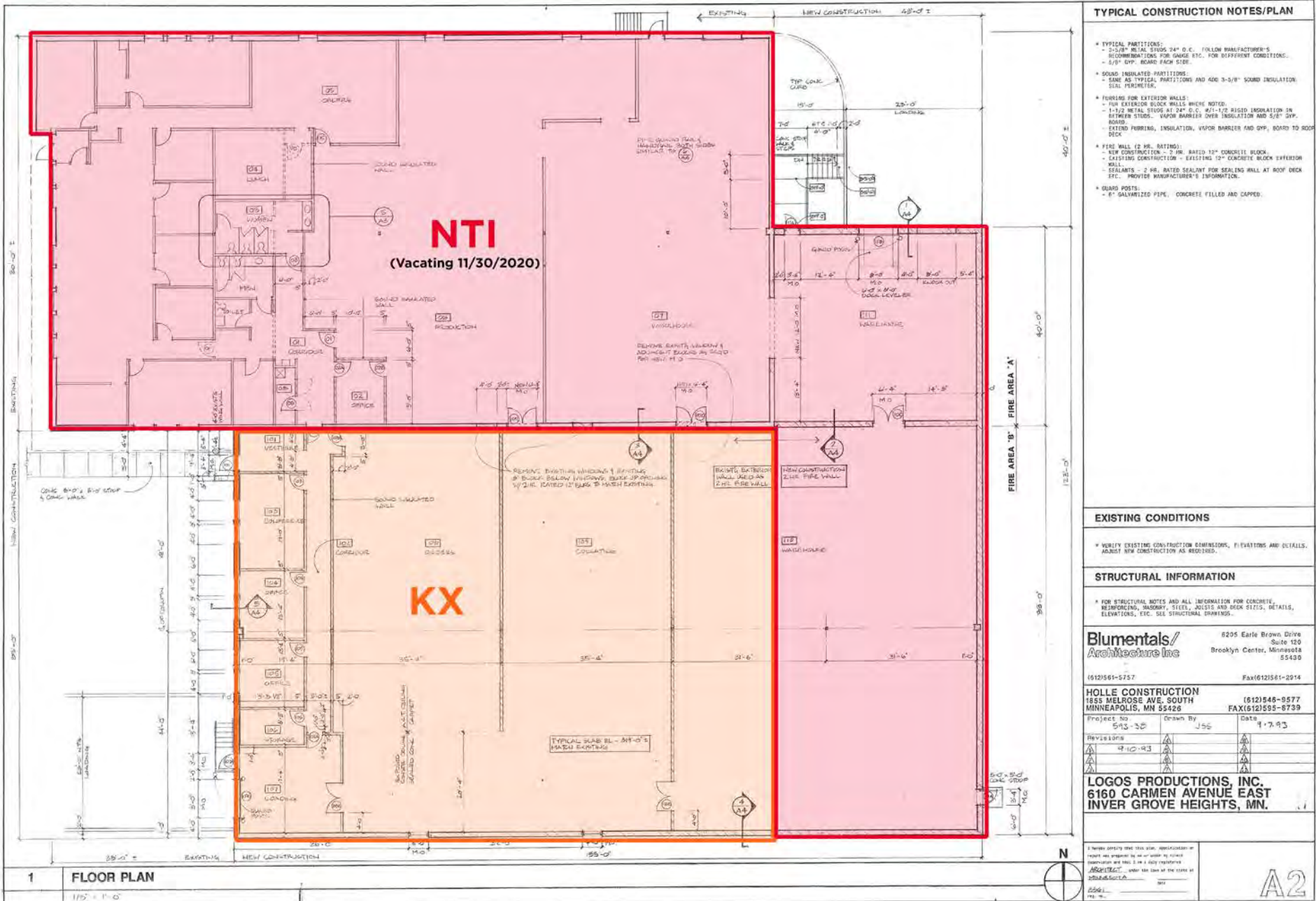
7/25/13

Scale: 1" = 30'-0"

North Arrow

A1

FLOOR PLAN



TYPICAL CONSTRUCTION NOTES/PLAN

- * TYPICAL PARTITIONS:
 - 2-5/8" METAL STUDS, 24" O.C. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR GAUGE ETC. FOR DIFFERENT CONDITIONS.
 - 5/8" GYP. BOARD EACH SIDE.
- * SOUND INSULATED PARTITIONS:
 - SAME AS TYPICAL PARTITIONS AND ADD 3-3/8" SOUND INSULATION OVER PERIMETER.
- * FERRING FOR EXTERIOR WALLS:
 - FOR EXTERIOR BLOCK WALLS WHERE NOTED.
 - 1-1/2" METAL STUDS AT 24" O.C. #1-1/2" RIGID INSULATION IN BETWEEN STUDS. VAPOR BARRIER OVER INSULATION AND 5/8" GYP. BOARD.
 - EXTERIOR FERRING, INSULATION, VAPOR BARRIER AND GYP. BOARD TO ROOF DECK.
- * FIRE WALL (2 HR. RATINGS):
 - NEW CONSTRUCTION - 2 HR. RATED 10" CONCRETE BLOCK.
 - EXISTING CONSTRUCTION - EXISTING 10" CONCRETE BLOCK EXTERIOR WALL.
 - SEALANTS - 2 HR. RATED SEALANT FOR SEALING WALL AT ROOF DECK ETC. PROVIDE MANUFACTURER'S INFORMATION.
- * GUARD POSTS:
 - 6" GALVANIZED PIPE, CONCRETE FILLED AND CAPPED.

EXISTING CONDITIONS

* VERIFY EXISTING CONSTRUCTION DIMENSIONS, FINISHES AND DETAILS. ADJUST NEW CONSTRUCTION AS REQUIRED.

STRUCTURAL INFORMATION

* FOR STRUCTURAL NOTES AND ALL INFORMATION FOR CONCRETE, REINFORCING, MASONRY, STEEL, JOISTS AND BEAM SIZES, DETAILS, ELEVATIONS, ETC. SEE STRUCTURAL DRAWINGS.

Blumentals/Architecture Inc 8205 Earle Brown Drive Suite 100 Brooklyn Center, Minnesota 55430
 (612) 561-5757 Fax: (612) 561-2914

HOLLE CONSTRUCTION 1855 MELROSE AVE, SOUTH MINNEAPOLIS, MN 55426 (612) 546-9577 FAX: (612) 555-8739

Project No	593-30	Drawn By	JSS	Date	1.7.93
Revisions					
	9-10-93				

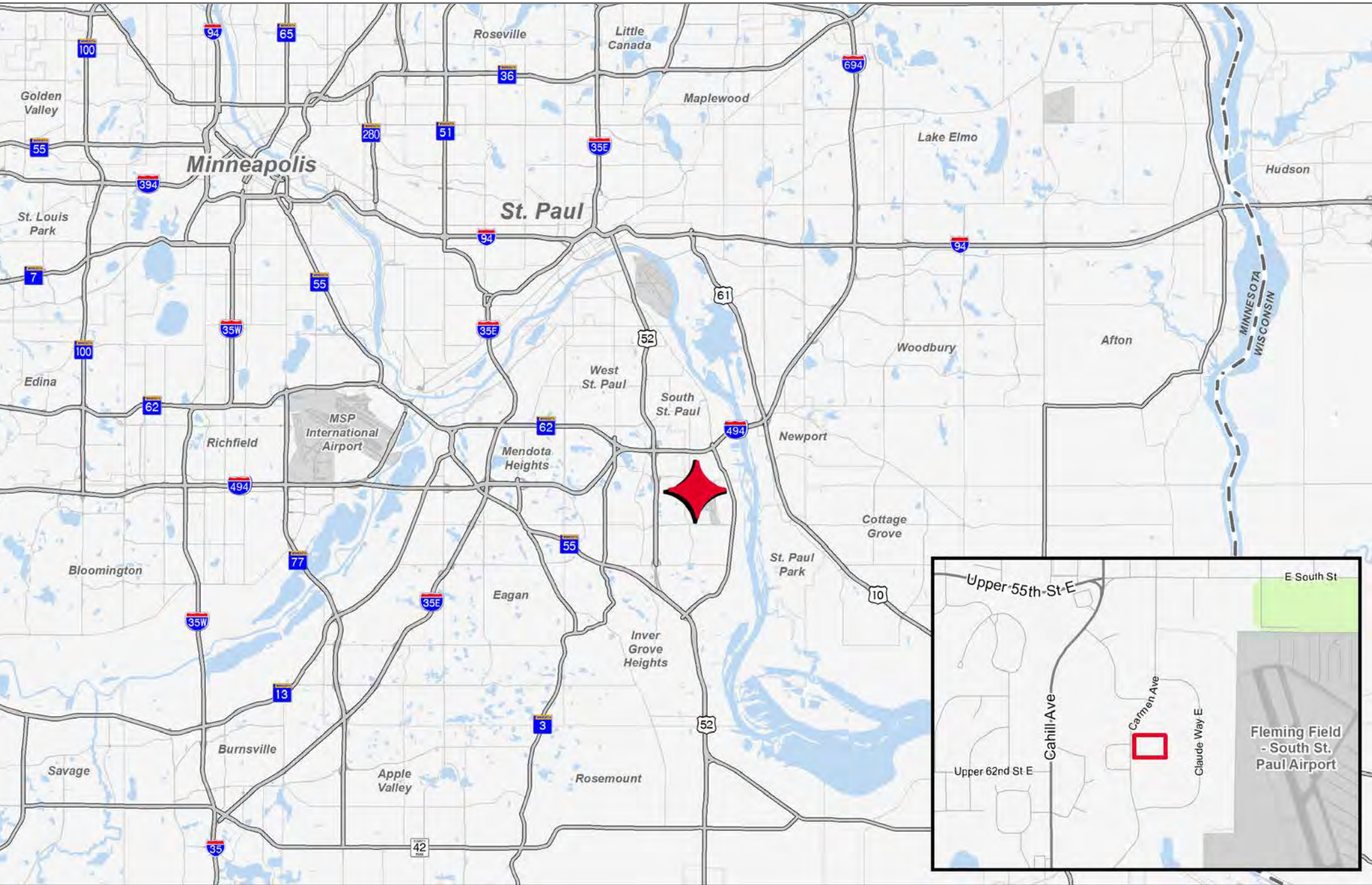
LOGOS PRODUCTIONS, INC. 6160 CARMEN AVENUE EAST INVER GROVE HEIGHTS, MN.

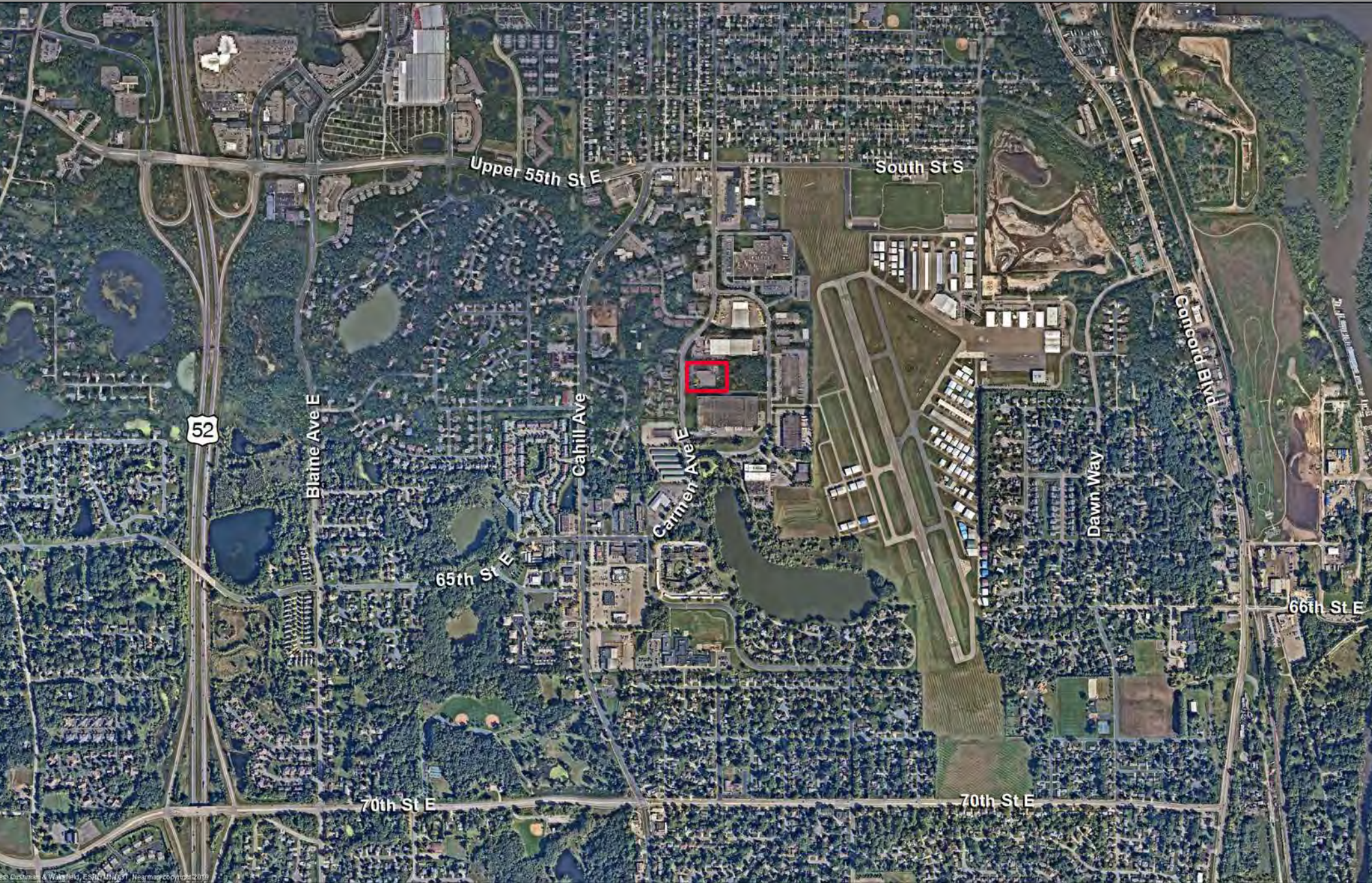
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT under the laws of the State of MINNESOTA.

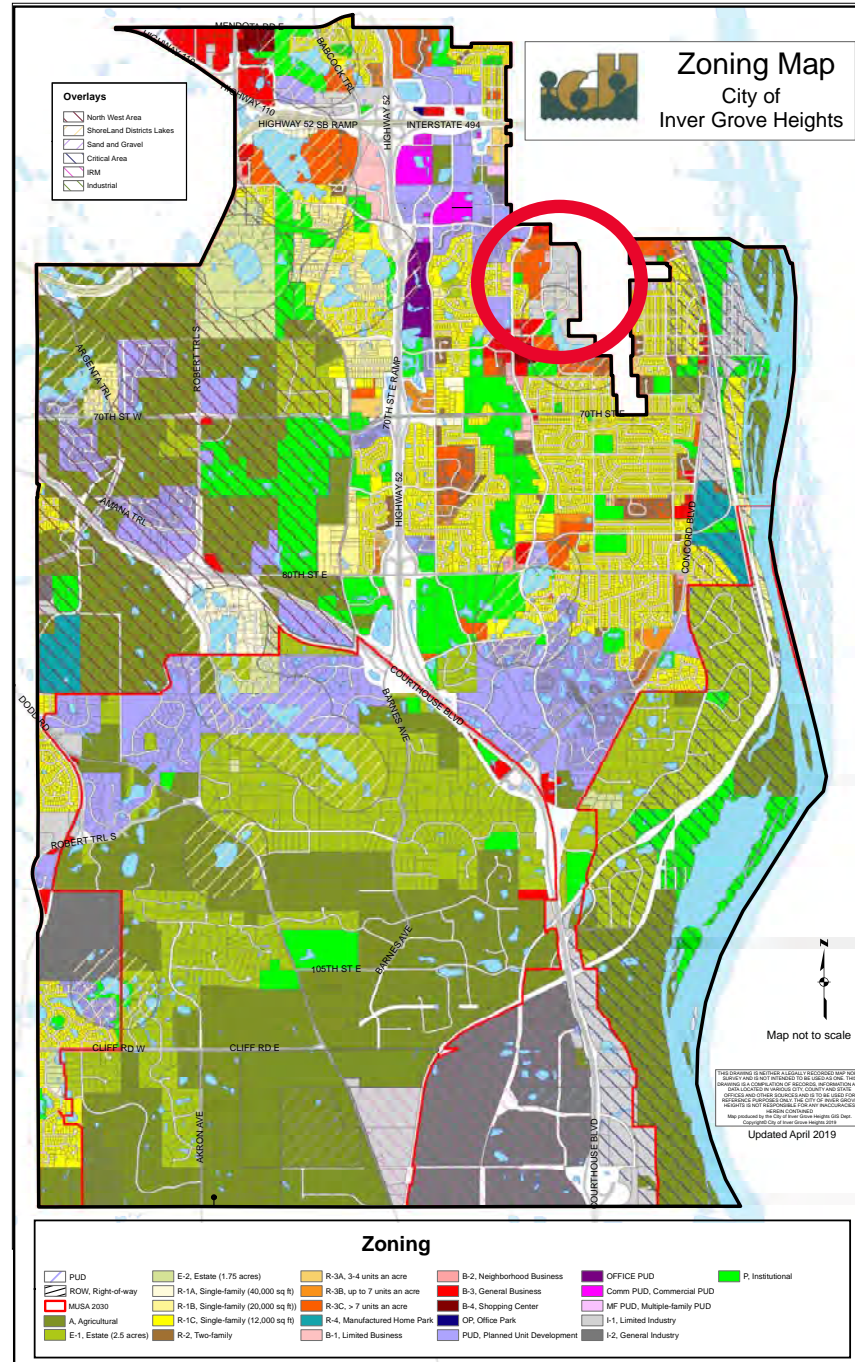
DATE: 1/11/93

A2

LOCATION MAP







PROPERTY TAX INFORMATION

Property Card

Parcel ID Number 20-71250-02-030

Owner Information

Fee Owner
SHANNON ENTERPRISES LLC

Mailing Address
% MARC SHANNON
310 8TH ST S APT 106
FARGO ND 58103

Property Address

Address
6160 CARMEN AVE
Municipality
INVER GROVE HEIGHTS



Parcel Information

Last Qualified Sale	09/30/2015	Total Acres	2.52
Sale Value	\$1,299,000.00	R/W Acres	
Uses	INDUSTRIAL-PREFERRED	Water Acres	
		Plat	SOUTHEAST METRO IND PARK
		Lot and Block	3 2
		Tax Description	

2019 Building Characteristics (payable 2020)*

Building Type	INDL.MANFG	Year Built	1986	Bedrooms	0
Building Style		Foundation Sq Ft	NOT APPL	Bathrooms	0.00
Frame		Above Grade Sq Ft		Garage Sq Ft	
Multiple Buildings		Finished Sq Ft	26,665	Other Garage	

Miscellaneous Information

School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
199	LOWER MISSISSIPPI RIVER	NON HOMESTEAD			

Assessor Valuation

	Taxable	Estimated
2019 Land Values (payable 2020)	\$301,500.00	\$301,500.00
2019 Building Values (payable 2020)*	\$1,012,400.00	\$1,012,400.00
2019 Total Values (payable 2020)*	\$1,313,900.00	\$1,313,900.00
2018 Total Values (payable 2019)*	\$1,293,400.00	\$1,293,400.00

Property Tax Information

Net Tax (payable 2019)	Special Assessments (2019)	Total Tax & Assessments (2019)
\$42,669.12	\$0.00	\$42,669.12

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



PROPERTY TAXATION & RECORDS
ADMINISTRATION CENTER
1590 HIGHWAY 55
HASTINGS, MINNESOTA 55033-2392
www.dakotacounty.us

Property ID: 20-71250-02-030

TAXPAYER(S):

SHANNON ENTERPRISES LLC
% MARC SHANNON
703 16TH AVE S
FARGO ND 58103-4245



11001309

Property Address: 6160 CARMEN AVE
INVER GROVE HEIGHTS MN 55076

Property Description: SOUTHEAST METRO IND PARK
3 2

PROPOSED TAXES 2020

— This is Not a Bill • Do Not Pay —

Step 1

VALUES AND CLASSIFICATION	2019	2020
Taxes Payable Year		
Estimated Market Value:	1,293,400	1,313,900
Homestead Exclusion:	0	0
Other Excl./Deferrals:	0	0
Taxable Market Value:	1,293,400	1,313,900
Property Classification:	INDSTL PREF	INDSTL PREF

Step 2

PROPOSED TAX

Property Taxes Before Credits:	\$ 41,010.00
School Building Bond Credit:	
Agricultural Market Value Credit:	
Other Credits:	
Property Taxes After Credits:	\$ 41,010.00

Step 3

PROPERTY TAX STATEMENT

• Coming in 2020 •

The time to provide feedback on PROPOSED LEVIES is NOW.

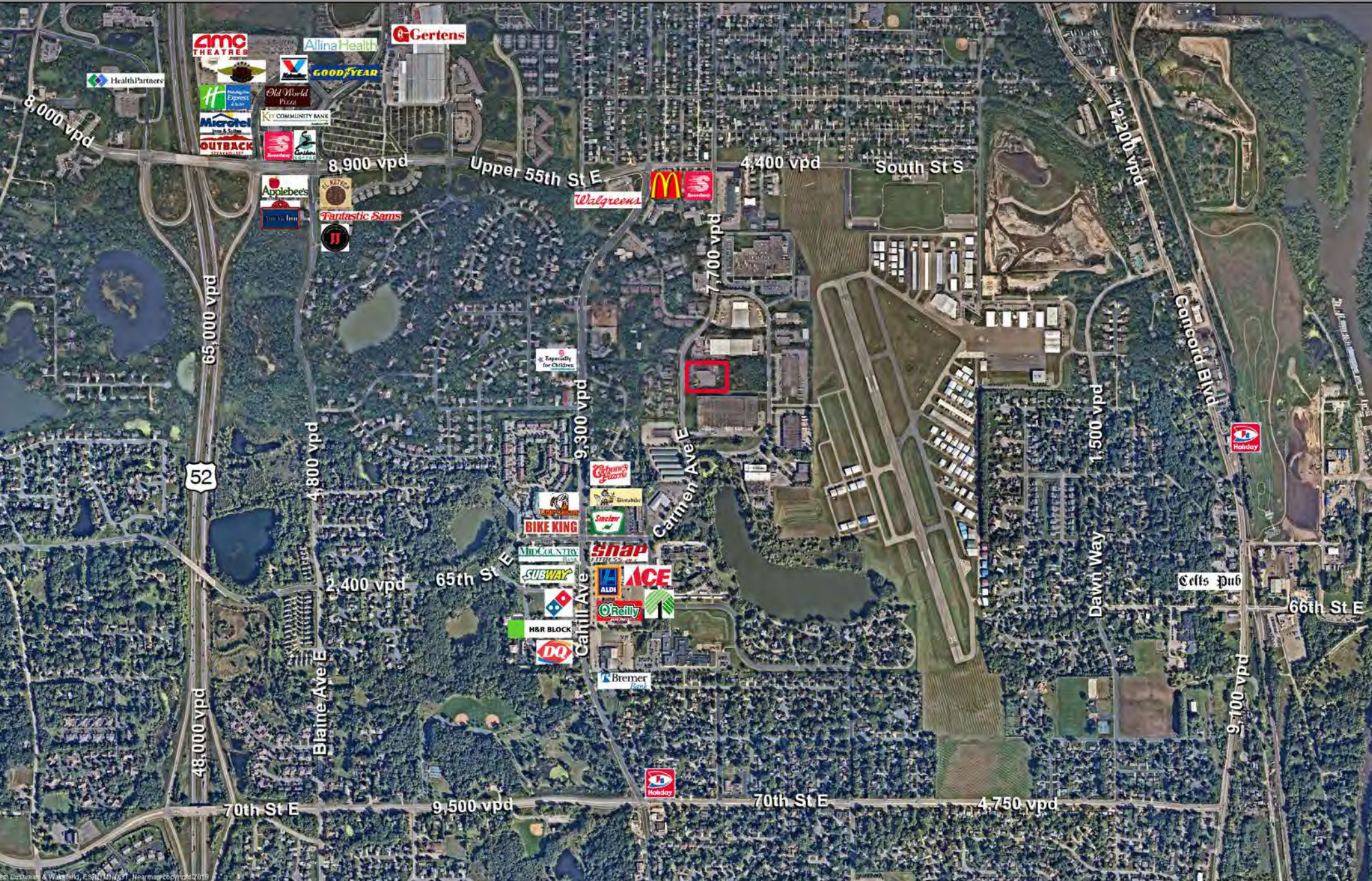
Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2019	Proposed 2020
STATE GENERAL TAX	NO PUBLIC MEETING	\$ 10,017.82	\$ 9,370.92
DAKOTA COUNTY DAKOTA COUNTY ADMINISTRATION 1590 HIGHWAY 55 HASTINGS MN 55033 WWW.DAKOTACOUNTY.US 651-438-4576	NOV 26 2019-6:00 PM ADMINISTRATION CENTER COUNTY BOARDROOM 1590 HIGHWAY 55 HASTINGS MN 55033	3,931.02	3,852.48
INVER GROVE HEIGHTS SHANNON BATTLES-INTERIM FINANCE DIRECTOR 8150 BARBARA AVE INVER GROVE HEIGHTS MN 55077 SBATTLES@INVERGROVEHEIGHTS.ORG 651-450-2488	DEC 9 2019-7:00 PM CITY HALL COUNCIL CHAMBERS 8150 BARBARA AVE INVER GROVE HEIGHTS MN 55077	8,430.20	8,334.00
SCH DIST 199 HEATHER AJUNE, DIRECTOR OF BUSINESS 2990 80TH ST E INVER GROVE HEIGHTS MN 55076 AJUNE@ISD199.ORG 651-306-7807	DEC 9 2019-6:00 PM ISD 199 DISTRICT OFFICE 2990 80TH ST E INVER GROVE HEIGHTS MN 55076	3,081.46 2,745.70	2,511.66 2,774.18
METRO SPECIAL TAXING DISTRICTS METROPOLITAN COUNCIL 390 ROBERT ST N ST PAUL MN 55101-1805 651-602-1738	DEC 11 2019-6:00 PM METROPOLITAN COUNCIL CHAMBERS 390 ROBERT ST N ST PAUL MN 55101-1805	363.14	345.08
OTHER SPECIAL TAXING DISTRICTS	NO PUBLIC MEETING	229.02	234.42
TAX INCREMENT TAX	NO PUBLIC MEETING	.00	.00
FISCAL DISPARITY TAX	NO PUBLIC MEETING	13,870.76	13,587.26
TOTALS (Excluding Special Assessments)		\$ 42,669.12	\$ 41,010.00 -3.9%

See Reverse Side for Important Information



NEARBY COMMERCIAL AND RETAIL BUSINESS





Prepared by:

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