

FOR SALE OR LEASE

Business Parkway Building

15100 Business Parkway / Rosemount, Minnesota



99,683 SF

FOR SALE OR LEASE

MOVE-IN READY

PROPERTY FEATURES



12,891 SF - 1ST FLR OFF
12,786 SF - 2ND FLR OFF
74,006 SF - WAREHOUSE

99,683 SF - TOTAL

ESTIMATED BUILDING SIZE

34'8" X 40'

COLUMN SPACING

5 DOCKS W/LEVELERS

1 DRIVE-IN

LOADING

\$1.50 SF - CAM

\$1.28 PSF - TAXES

\$2.78 PSF - TOTAL

2020 R.E. TAXES & CAM

9.88 ACRES

**(±4.00 ACRES EXCESS LAND
FOR EXPANSION)**

TOTAL SITE SIZE

24'

CLEAR HEIGHT

**BP - BUSINESS PARK
DISTRICT**

ZONING

\$10.50 PSF OFFICE

\$5.25 PSF WAREHOUSE

ANNUAL NET LEASE RATES

1996

YEAR BUILT

34.64550.01.010

PID #

**FULL REPLACEMENT
AUGUST 2020**

ROOF

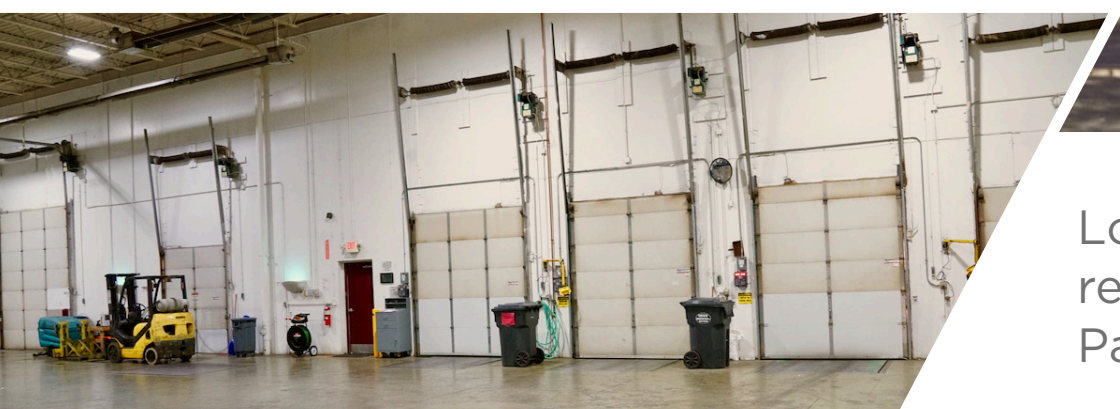
**1600 AMPS, 480/277
VOLT 3 PHASE**

POWER

\$7,250,000 (\$72.73/SF)

SALE PRICE

PROPERTY HIGHLIGHTS



Location provides easy access to many retail amenities and Minneapolis/St. Paul International Airport



ZONING

BP - BUSINESS PARK DISTRICT



VISIBILITY

15,900 VEHICLES PER DAY



EXPANSION POTENTIAL

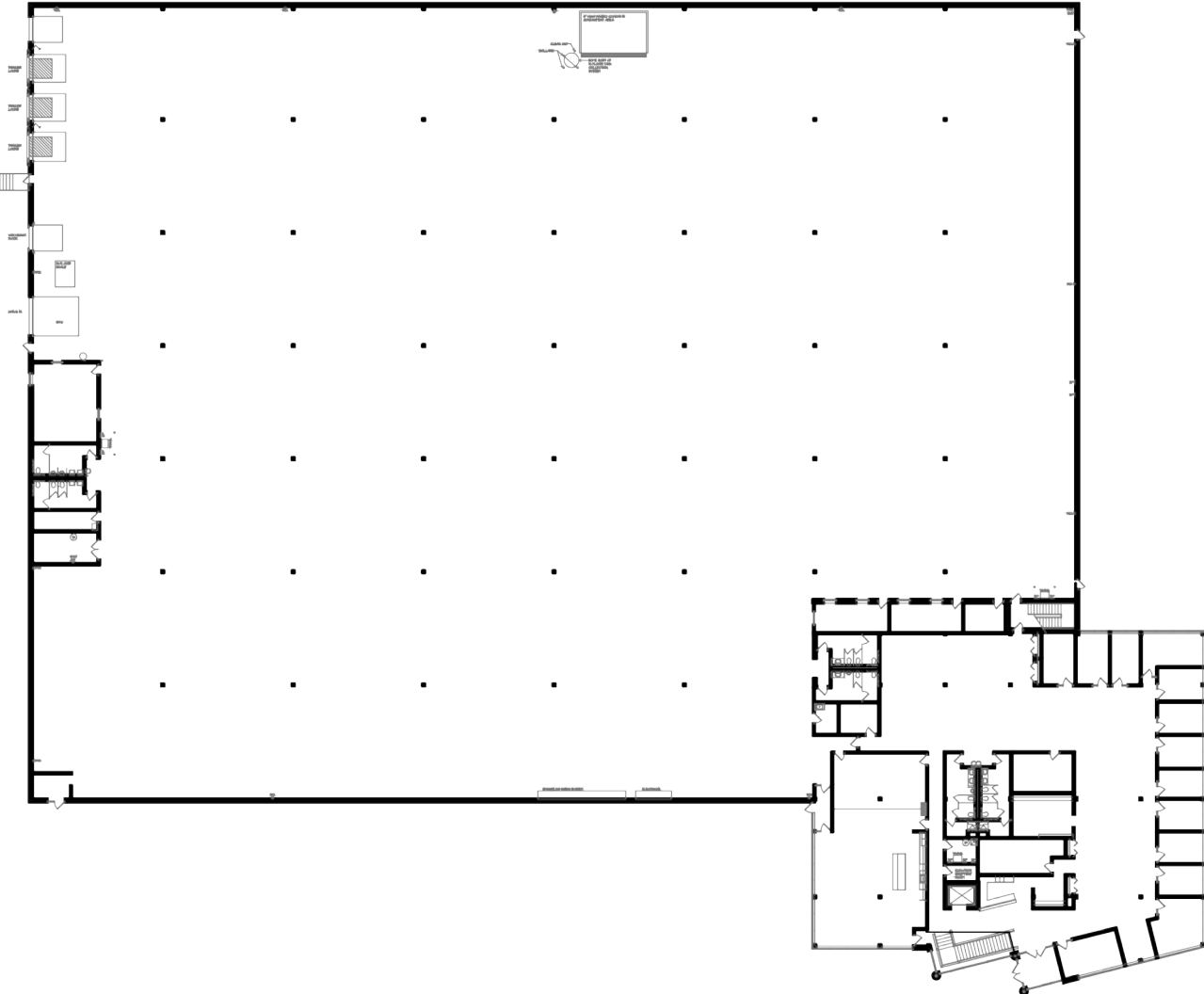
APPROXIMATELY 4 ACRES OF EXCESS LAND



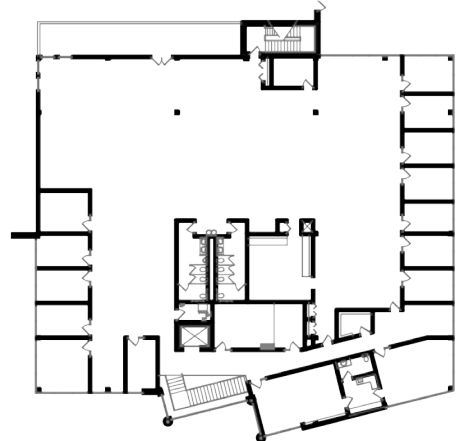
AMENITIES

OFFICE ELEVATOR, FORKLIFT SCALE, PLUMBED FOR COMPRESSED AIR, OUTDOOR PATIO AREA AND CRANE CAPACITY

PROPERTY FLOOR PLAN



Floor Plan -First Floor
Scale: 1" = 60'-0"

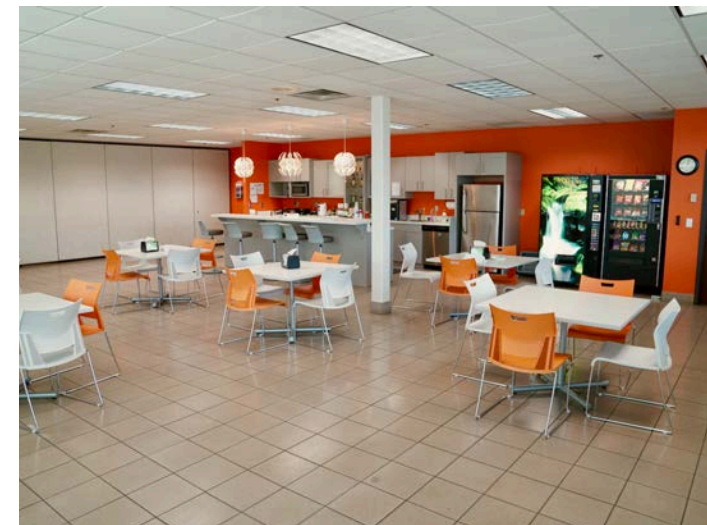
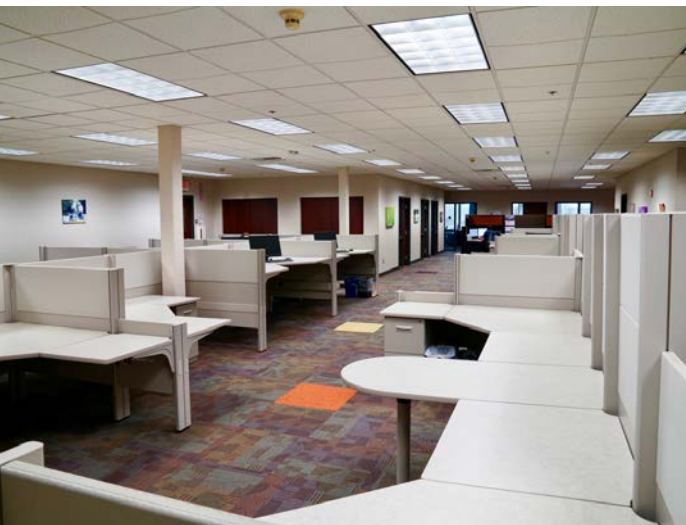


Floor Plan -Second Floor
Scale: 1" = 60'-0"

PROPERTY PHOTOGRAPHY

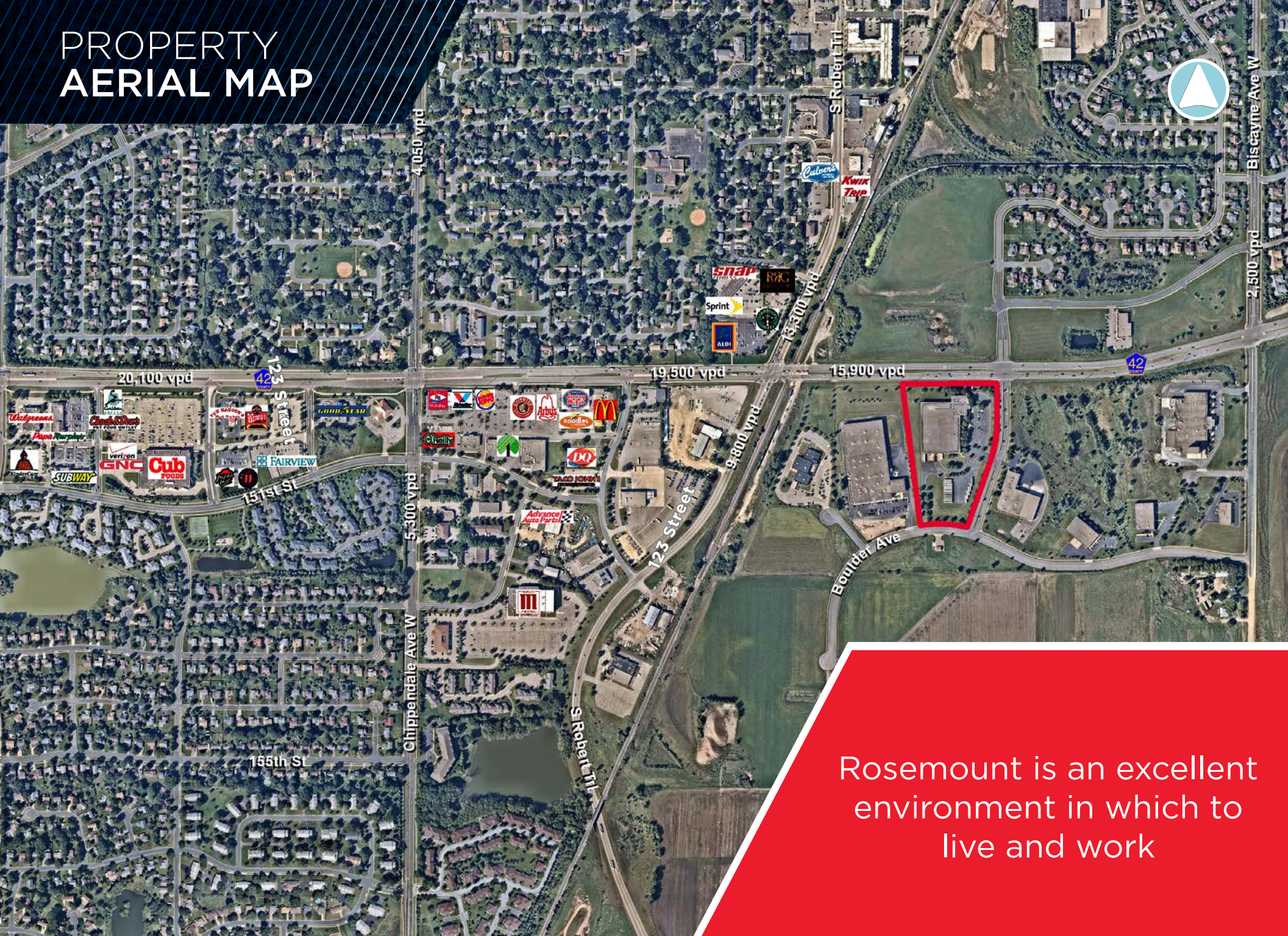


PROPERTY PHOTOGRAPHY



Business Parkway Building // 15100 Business Parkway, Rosemount, MN

PROPERTY AERIAL MAP

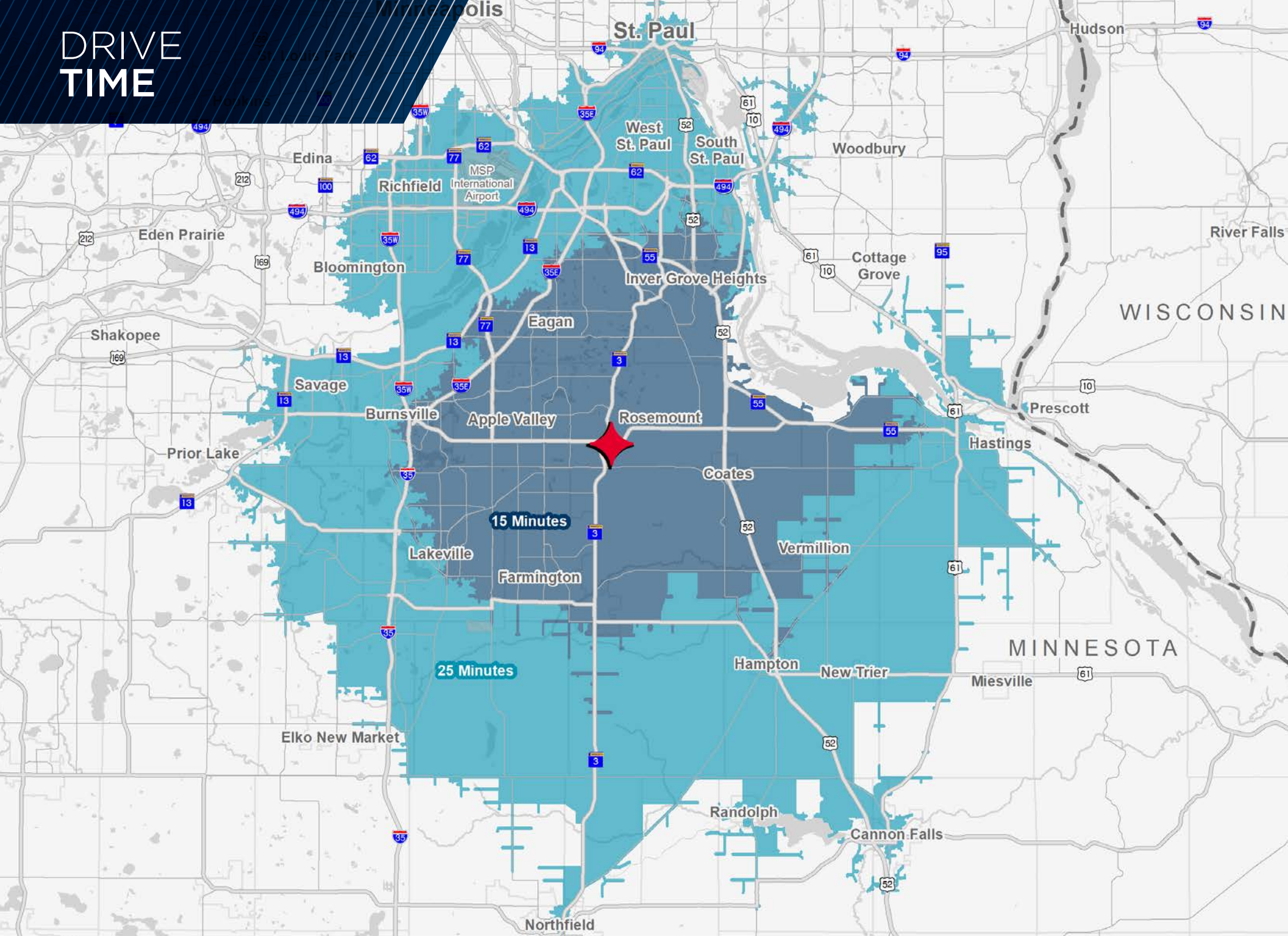


Rosemount is an excellent environment in which to live and work

INTERSTATE LOCATION



DRIVE TIME



ROSEMOUNT DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
SUMMARY			
2019 Total Population	5,561	37,910	107,185
Daytime Population	3,280	7,112	25,614
2019 Median Household Income	\$77,235	\$99,526	\$98,974
POPULATION			
2019 Total Population	5,561	37,910	107,185
2024 Forecast Total Population	5,809	42,241	116,711
2010 Census Total Population	5,090	31,602	93,500
HOUSEHOLDS			
2019 Total Households	2,220	13,585	37,835
2024 Forecast Total Households	2,319	15,165	41,177
2010 Census Total Households	2,041	11,406	33,117
INCOME			
2019 Median Household Income	\$77,235	\$99,526	\$98,974
2019 Average Household Income	\$90,149	\$118,760	\$118,681
2019 Per Capita Household Income	\$33,391	\$42,223	\$41,914
HOUSING TENTURE			
2019 Housing Units, Owner Occupied	78.7%	87.8%	83.8%
2019 Housing Units, Renter Occupied	18.7%	10.0%	14.0%

3-MILE RADIUS SNAPSHOT

37,910

2019 POPULATION

\$118,760

AVERAGE HOUSEHOLD
INCOME

7,112

DAYTIME POPULATION



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