

FOR SALE



**5842 CARMEN AVENUE,
INVER GROVE HEIGHTS, MN**



**163,360 SF
13.9 ACRES**

PROPERTY ATTRIBUTES



163,360 SF

TOTAL BUILDING SIZE

13.9 ACRES

TOTAL SITE SIZE

AC + HEAVY POWER

MANUFACTURING PLANT

8

DOCK DOORS

1

DRIVE - IN

14'-24'

CLEAR HEIGHT

\$18,000,000 (\$110 PSF)

SALE PRICE

PROPERTY FEATURES

Building Size:	163,360 SF	Power:	12,000 AMP 208 + 480V 3-Phase
Space Available:	38,356 SF Warehouse 109,169 SF Production	PID #:	20-74900-01-010
Office Area:	15,935 SF	Parking:	380 Stalls
Site Area:	13.9 acres	Parking Ratio:	2.33/1,000
Clear Height:	14'-24'	Sprinklers:	Yes
Loading:	8 Dock Doors 1 Drive-In	Sale Price:	\$18,000,000 (\$110 PSF)
Zoning:	I-1 - Industrial Park	2024 Taxes:	\$245,820 (\$1.50 PSF)

PROPERTY HIGHLIGHTS

LIST OF SPECIAL IMPROVEMENTS

1. (5) electrical services totaling 12,200 Amps of 3-Phase Power
2. Air-conditioning throughout the building with humidity controlled production space
3. 6" Floor thickness, with 18" pads under equipment presses
4. Parking Lot re-sealed in 2024
5. Chemical Storage room added in 2017
6. Two (2) Reverse Osmosis Water systems
7. Separate High Security section in Warehouse containing a 3,000 SF vaulted safe room
8. Compressed air throughout

24' CLEAR WAREHOUSE

.75 ACRES TRAILER PARKING

14' CLEAR A/C AND HUMIDITY CONTROLLED PRODUCTION SPACE

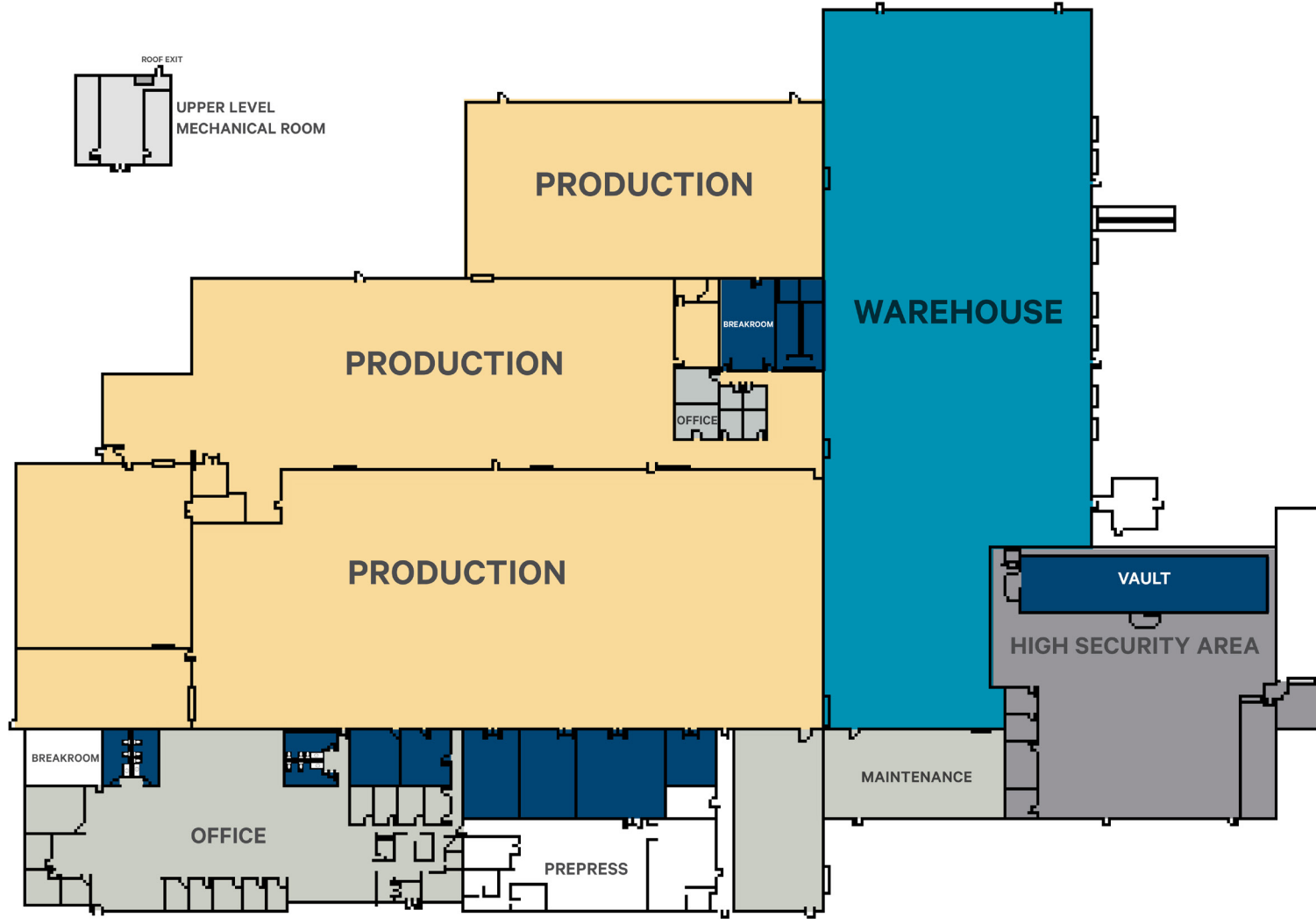
287 PARKING STALLS

3 MINUTES TO I-494

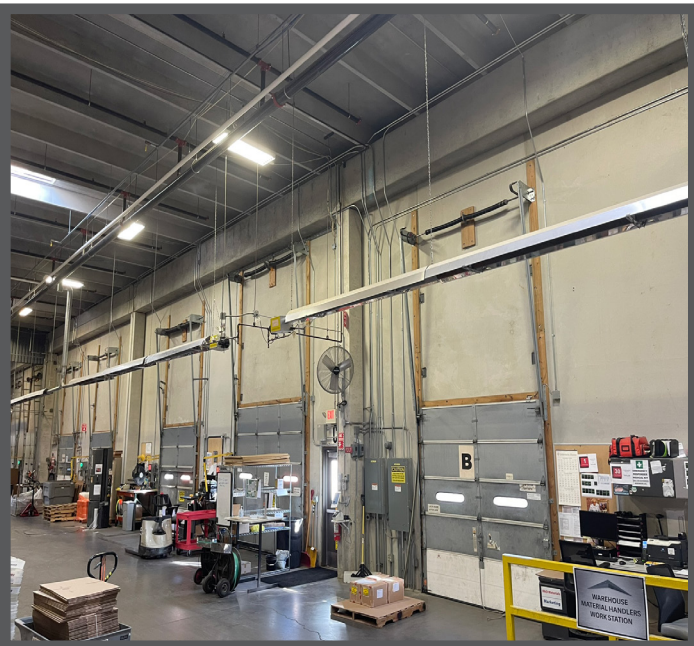


PROPERTY FLOOR PLAN

5842 CARMEN AVE. E
INVER GROVE HEIGHTS, MN 55076

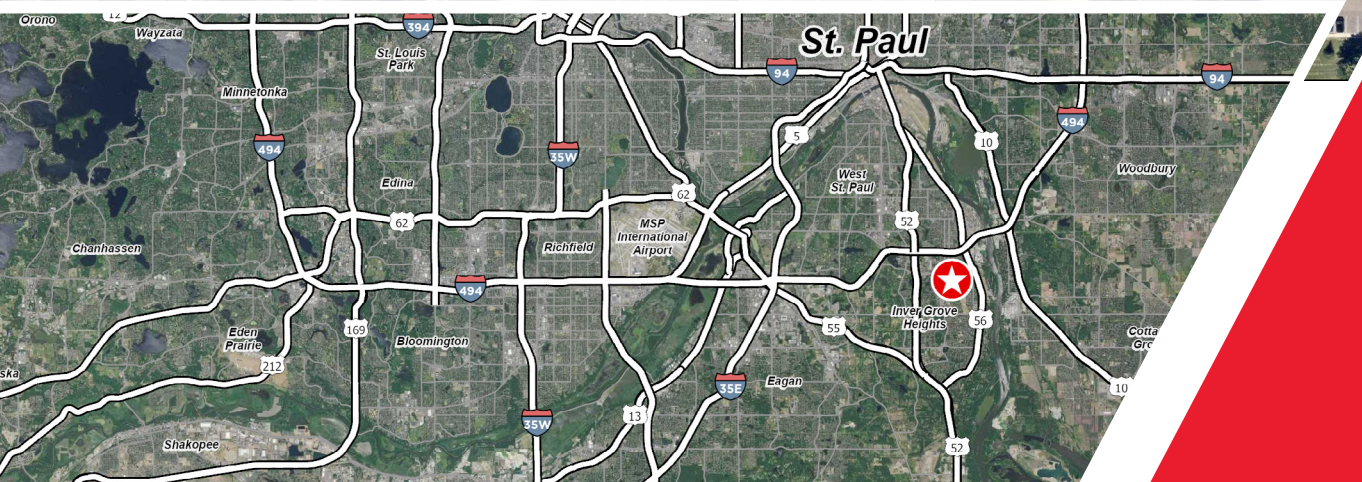
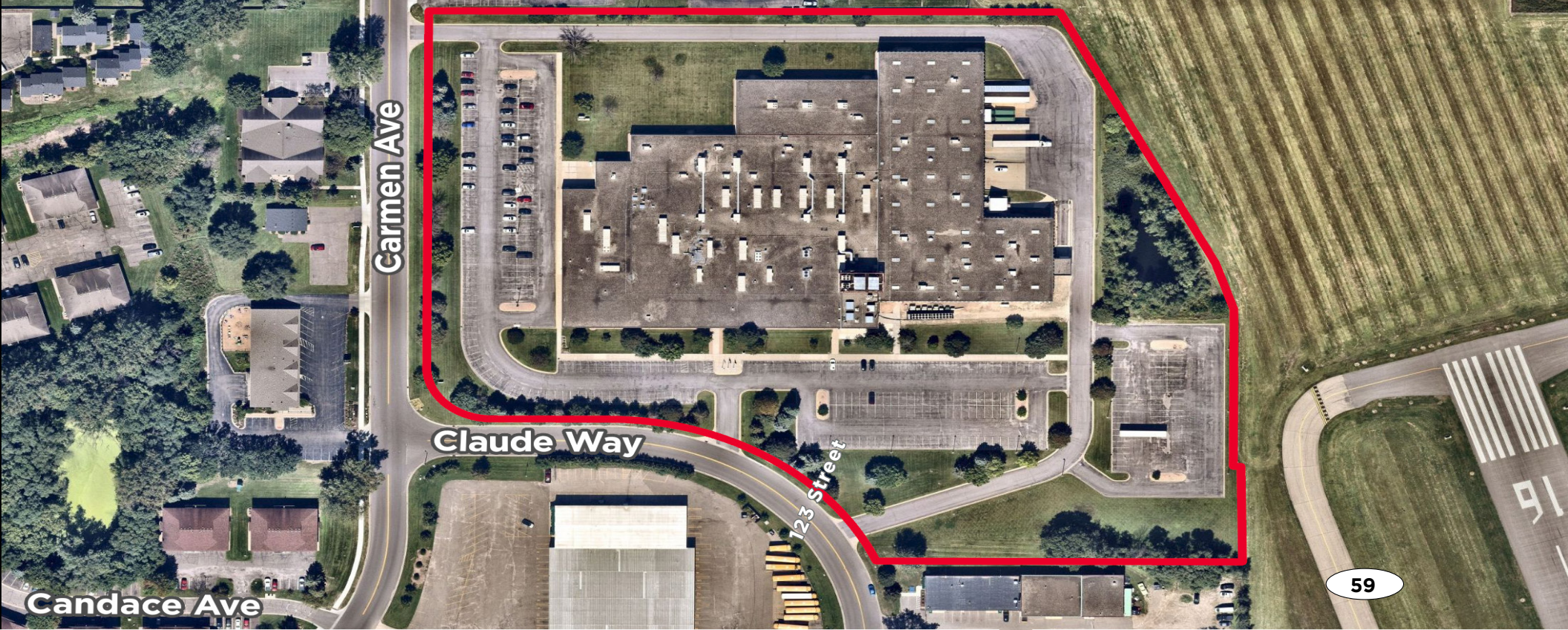


PROPERTY PHOTOGRAPHY



5842 CARMEN AVENUE, INVER GROVE HEIGHTS, MN

PROPERTY AERIAL MAP



DESIRABLE LOCATION:

Easy access to I-494 via
Carmen Ave

18 minutes to MSP Airport



Todd Hanson
Senior Director
+1 952 820 8737
todd.hanson@cushwake.com

Jason Sell
Senior Director
+1 952 837 8515
jason.sell@cushwake.com

Jordan Dick
Director
+1 952 204 7631
jordan.dick@cushwake.com