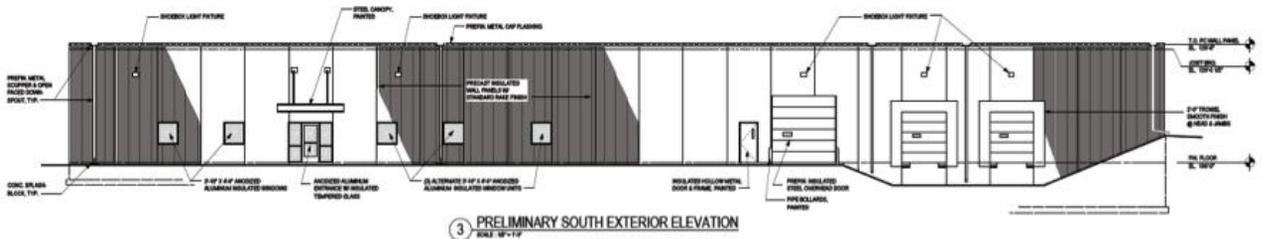


FOR SALE – 20,000 sf To-Be-Built Pine Business Park – Waconia, MN

LOOK AT THIS VALUE!!
Costs less than renting



Absolute Turn-key and shovel ready!

With full warranties – NPV=\$2.72/ft over 10 yrs*

Site Information:

Address: 80 East 8th Street
City: Waconia
Building Use: Office / Warehouse
Business Park: Pine Business Park
Site: 2.38 acres
Parking: 32 cars plus 12 future spots
Location: 30 miles west of 494 on Hwy 5
Price: \$1,276,350
including, land, building,
development fees and financing.
TIF: Potential estimated \$157,500+

Building Specifications:

Size: 20,000 sf
Expansion: 7,200 sf
Office area: 2,500 sf
Warehouse: 17,500 sf
Loading: Two (2) Docks 8x9
One (1) Drive-in 12x14
Electrical: 400 amp – 3 phase
Fire Protection: 100% sprinklered
Construction: Tip-up precast
Ceiling Height – 18 clear

***broker estimate only..call us**

COPPERWOOD
REAL ESTATE

Justin Stueve/Mark Steingas
Copperwood Real Estate
952-392-1310
justin@copperwood-realestate.com