



63 St. Anthony Parkway
Minneapolis, MN 55418



PROPERTY ADDRESS: 63 St. Anthony Parkway, Mpls MN 55418

LAND AREA: 12.36 Acres (538,463 SF)

BUILDING AREA: Office/Showroom: 30,079 SF
Warehouse: 123,849 SF
Total Sq/FT: 153,928 SF

ZONING: Zoned I2 with outside storage available

YEAR BUILT: 1955

YEAR RENOVATED 2012

OF DOCKS: 10 All dock and drive-in doors were replaced with Kelly docks in 2012

DRIVE IN TRUCK WELLS: 2

DRIVE IN DOORS: 2

CEILING HEIGHT: 16' to trusses; 22' 10" to deck

COLUUMN SPACING: 60 x 40 in warehouse

SPRINKLERED: 100% sprinklered monthly/yearly service contracts are in place

GENERAL INFORMATION (cont.)

OUTSIDE STORAGE:	Approximately 4 acres. Fenced, gated, mostly paved, exterior lighting and security cameras installed and 50 stalls with electric outlets for plug-in access for vehicle tank heaters.
POWER:	3,000 Amps - 480/277
ROOF:	138,000 SF replaced in 2012 completely replaced to the deck including new insulation 15,000 SF replaced in 2010
MECHANICAL:	All new 2012-2013
HVAC:	All rooftop mechanicals were replaced in 2012. All warehouse gas fired heaters were replaced in 2012



ADDITIONAL PROPERTY ITEMS:

8 Skylights were added to office and showroom areas

The penthouse executive office area was constructed in 2015. It includes 2,400 SF of private offices, an open plan conference area, a breakroom and private restrooms

Lighting throughout the warehouse was replaced and updated with motion sensors in 2012. Updated LED lighting was added to the chair room showroom and drive-in garage area in 2020.

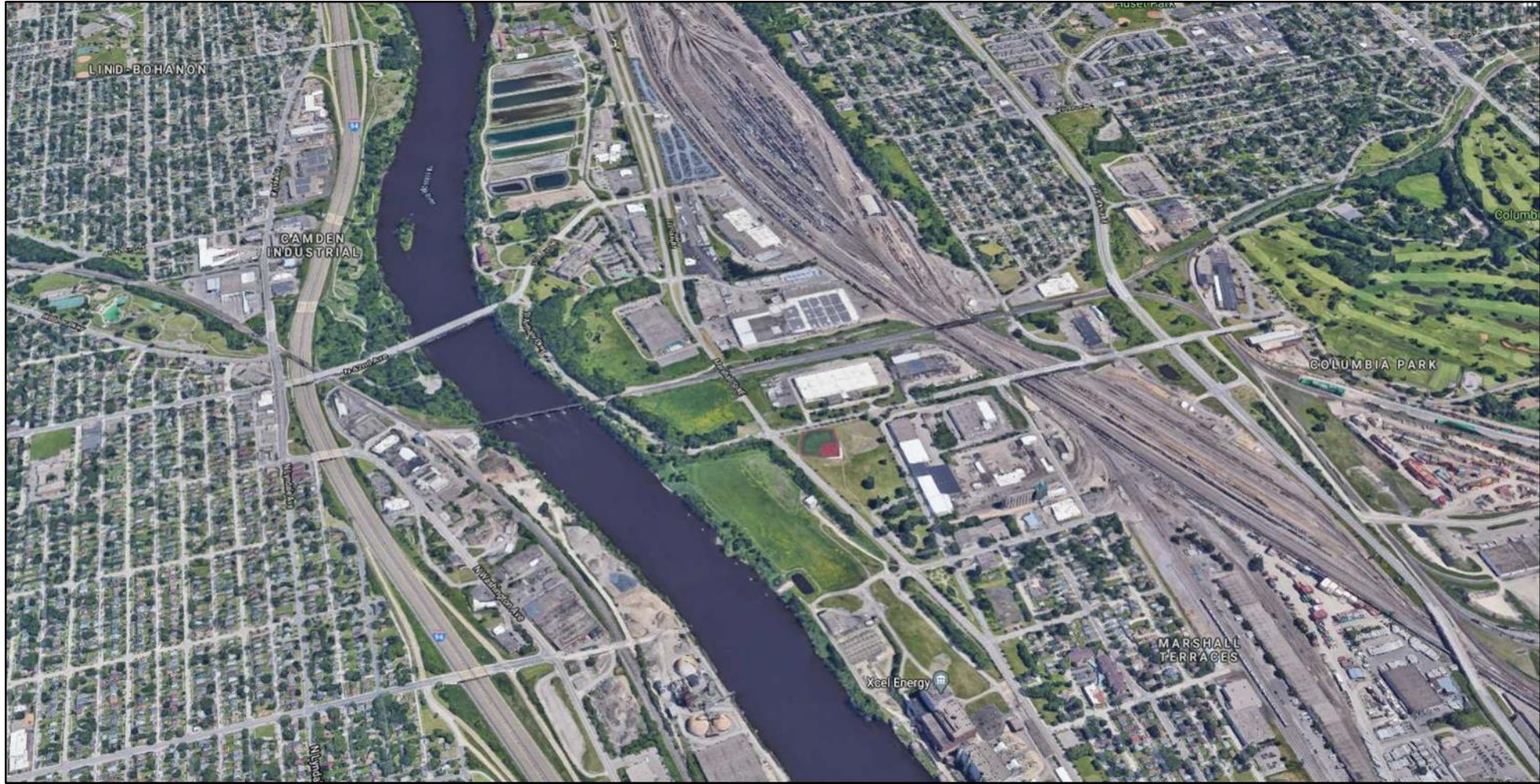
Outside fencing and secured access gates were added in 2010 to secure all outside storage areas

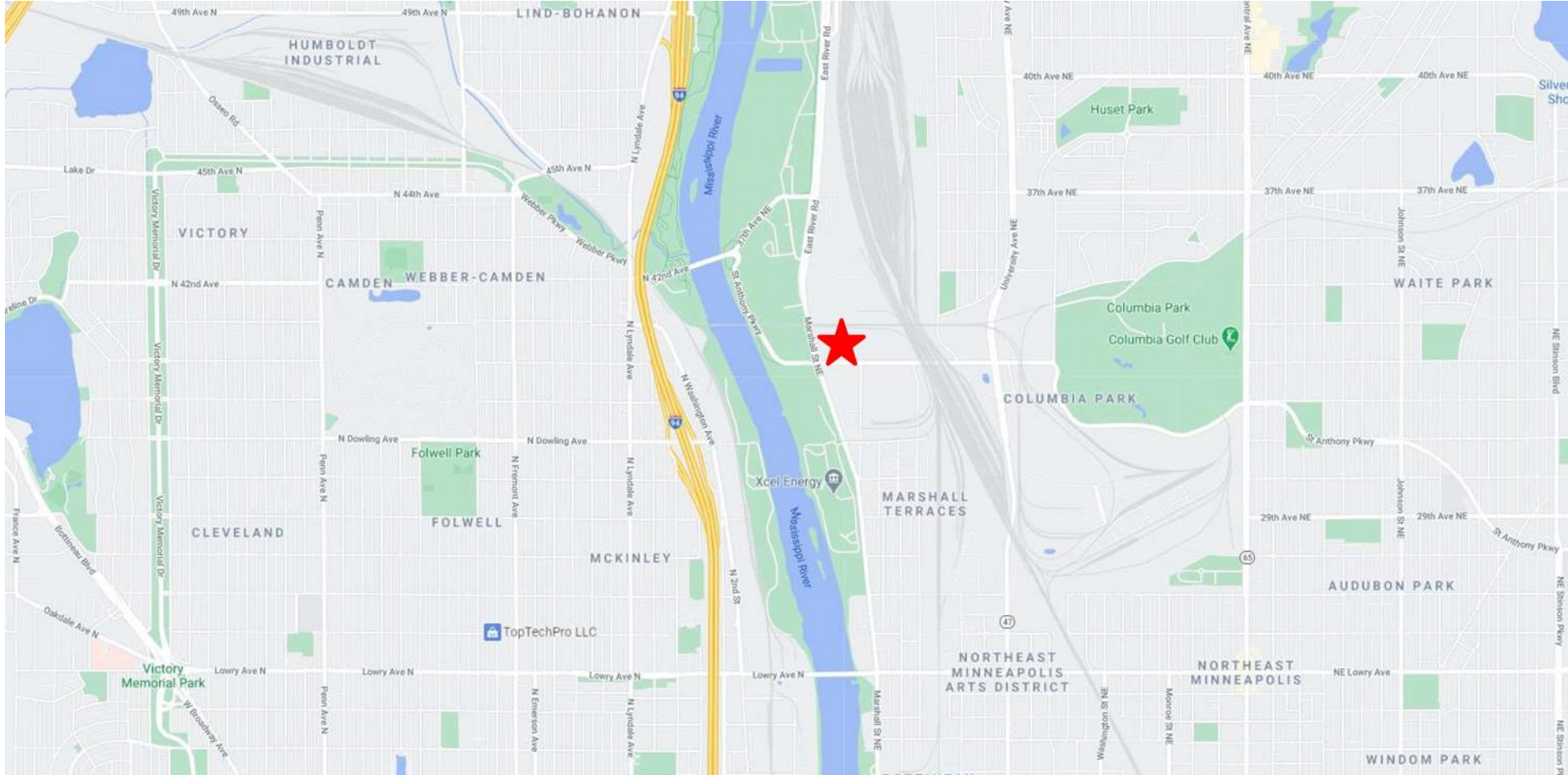
The security system was recently updated to include 28 interior/exterior cameras to fully monitor the interior and exterior areas of the premises and outside storage areas

New windows installed throughout the exterior walls of the office showroom areas in 2012



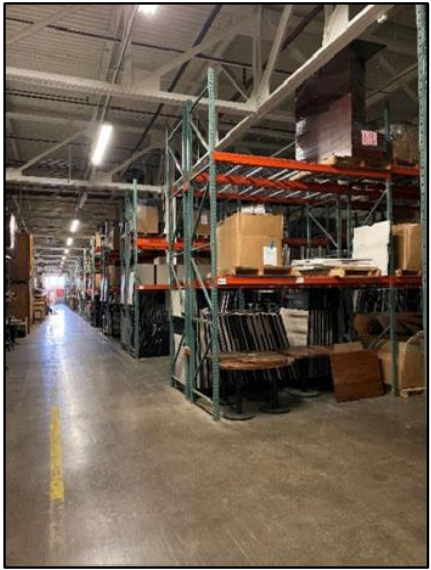
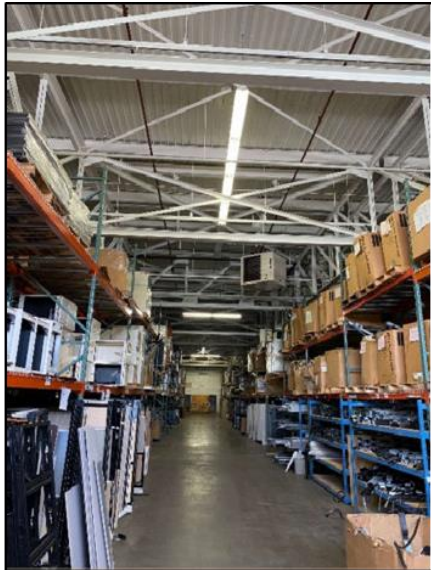
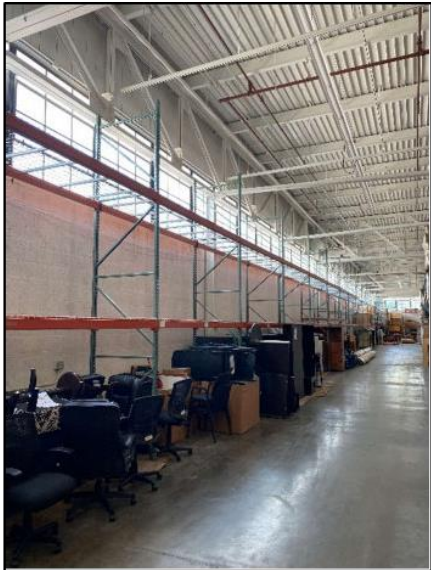
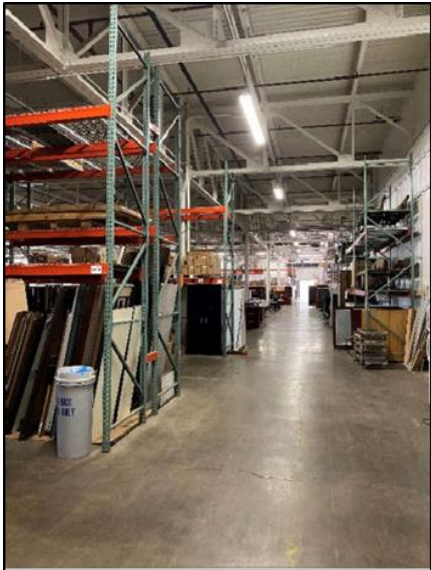














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