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63 St. Anthony Parkway
Minneapolis, MN 55418

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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

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GENERAL INFORMATION (cont.)

OUTSIDE STORAGE:	Approximately 4 acres. Fenced, gated, mostly paved, exterior lighting and security cameras installed. Back lot contains 50 spaces with electric outlets for plug-in access for vehicle tank heaters. Current income from month-to-month tenants on outside storage alone is $131,004/ year ($10,917 / month)
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

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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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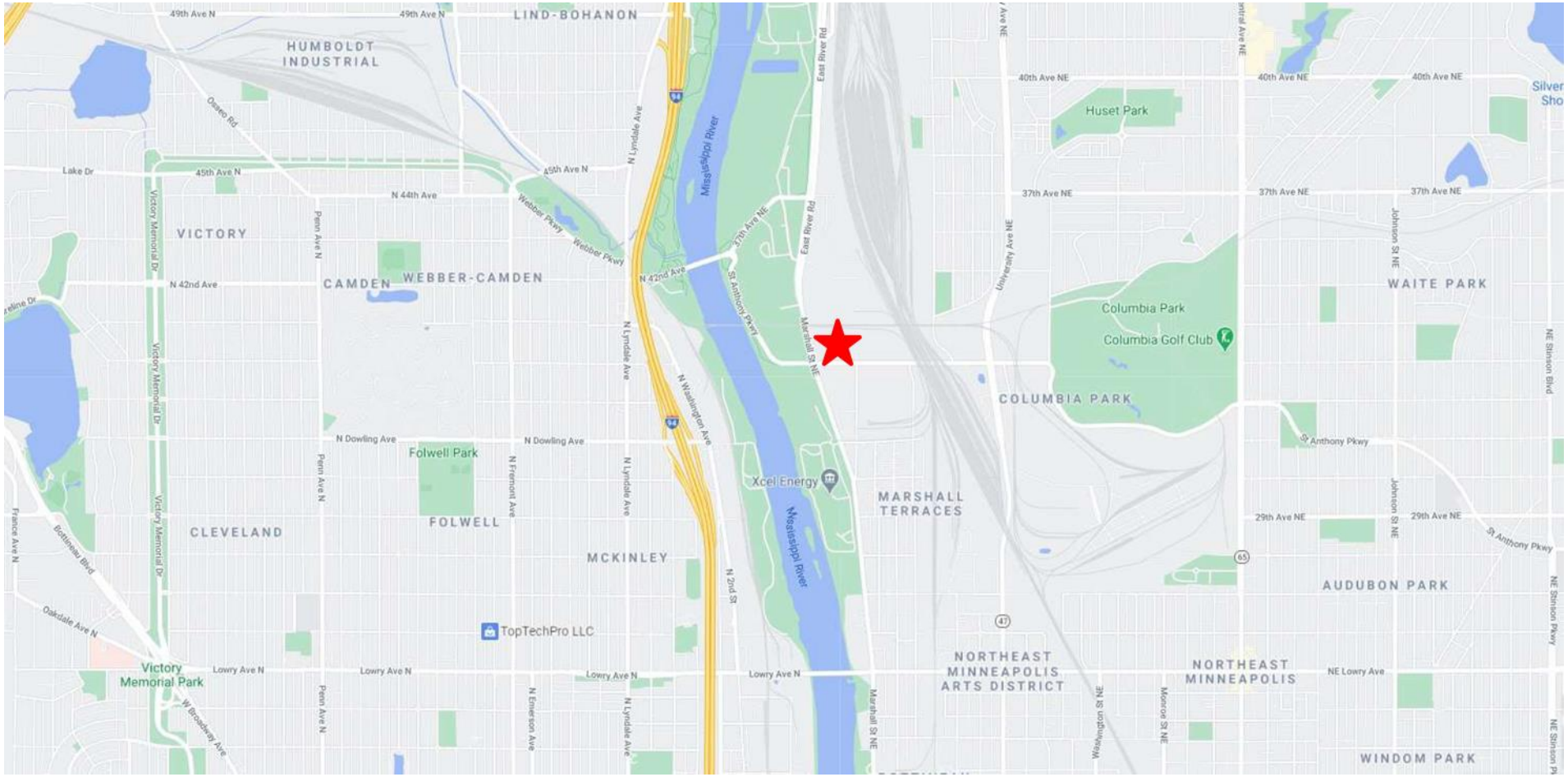

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