

FOR
SALE



Wymore Building

545 SHOREVIEW PARK RD, SHOREVIEW, MN 55126



LaMontagne Investment

Real Estate

For Sale | \$1,300,000

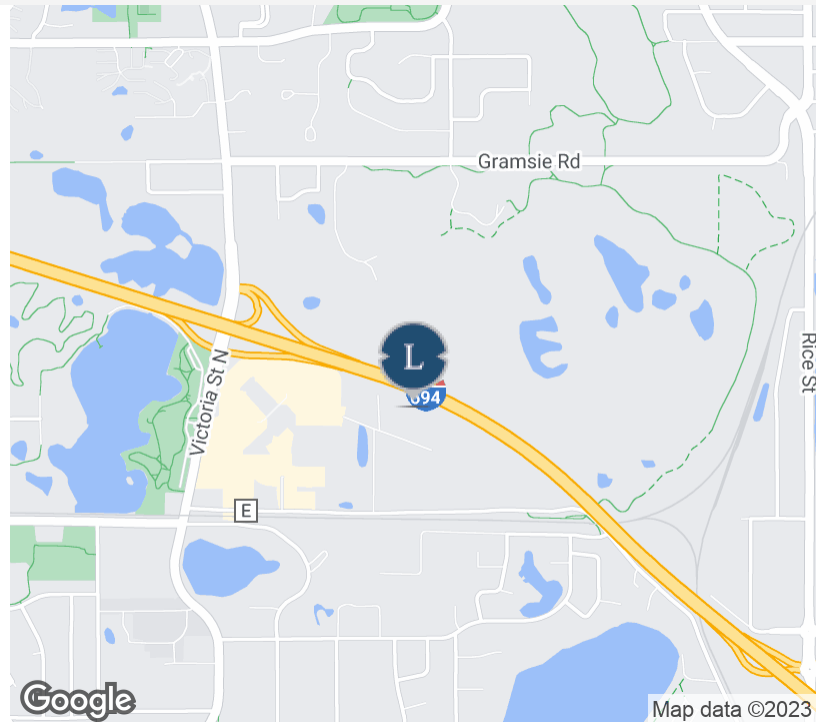


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OFFERING SUMMARY

Sale Price:	\$1,300,000
Available SF:	
Lot Size:	1.66 Acres
Year Built:	1971
Building Size:	25,600 SF
Renovated:	1998
Zoning:	Industrial
Market:	Twin Cities
Price / SF:	\$50.78

PROPERTY OVERVIEW

LaMontagne Investment Real Estate is proud to present an excellent service location close to downtown St. Paul and downtown Minneapolis. Visibility from and quick access to I-694. I-694 provides convenient access to a number of other interstates and highways. Close proximity to major employers like Land O' Lakes and Deluxe. This industrial building offers hard to come by 10,000 sf of space with 21' clear heights within the metro loop. 21' clear height space serviced by 2 cranes on a 40' x 150' cranerail. An additional 12,500 sf with 14' clear heights give flexibility for a number of industrial or engineering uses. Run your business out of approximately 3,000 sf of office space offering unique architecture, with a fiberglass dome roof and a moon roof center.

LOCATION OVERVIEW

Located just ten miles north of both St. Paul and Minneapolis amidst a beautiful natural landscape that includes 11 lakes, 14 parks and more than 1,100 acres of open spaces. Shoreview's beautiful landscape and quality of life creates well-planned residential and commercial-industrial areas.

Jason LaMontagne,
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SALE HIGHLIGHTS

- UNBEATABLE LOCATION WITH VISIBILITY ON INTERSTATE 694
- 95,000 VEHICLES PER DAY ON I-694
- 14' - 21' CLEAR HEIGHT FACILITY WITHIN METRO LOOP
- APPROXIMATELY 25,600 TOTAL SF ON 1.66 ACRES
- APPROXIMATELY 22,600 SF OF MANUFACTURING/WAREHOUSE SPACE
- 2 - 5 TON SG-TR-DM BRIDGE CRANES
- 2 - 14' TALL DRIVE IN DOORS
- 5" CONCRETE SLAB IN 21' CLEAR HEIGHT SPACE
- POWER: 3 PHASE / 277-480 VOLT / 1200 AMP
- I - INDUSTRIAL ZONING
- AUTOMATIC FIRE SUPPRESSION SYSTEM
- AIR FILTRATION SYSTEM IN WELDING DEPARTMENT
- 20+ PARKING SPACES



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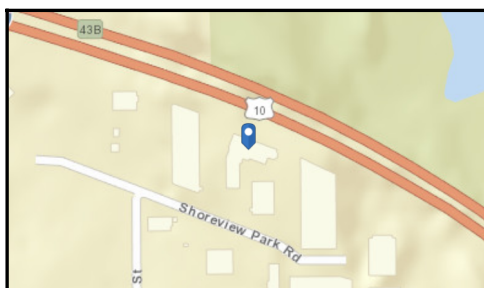
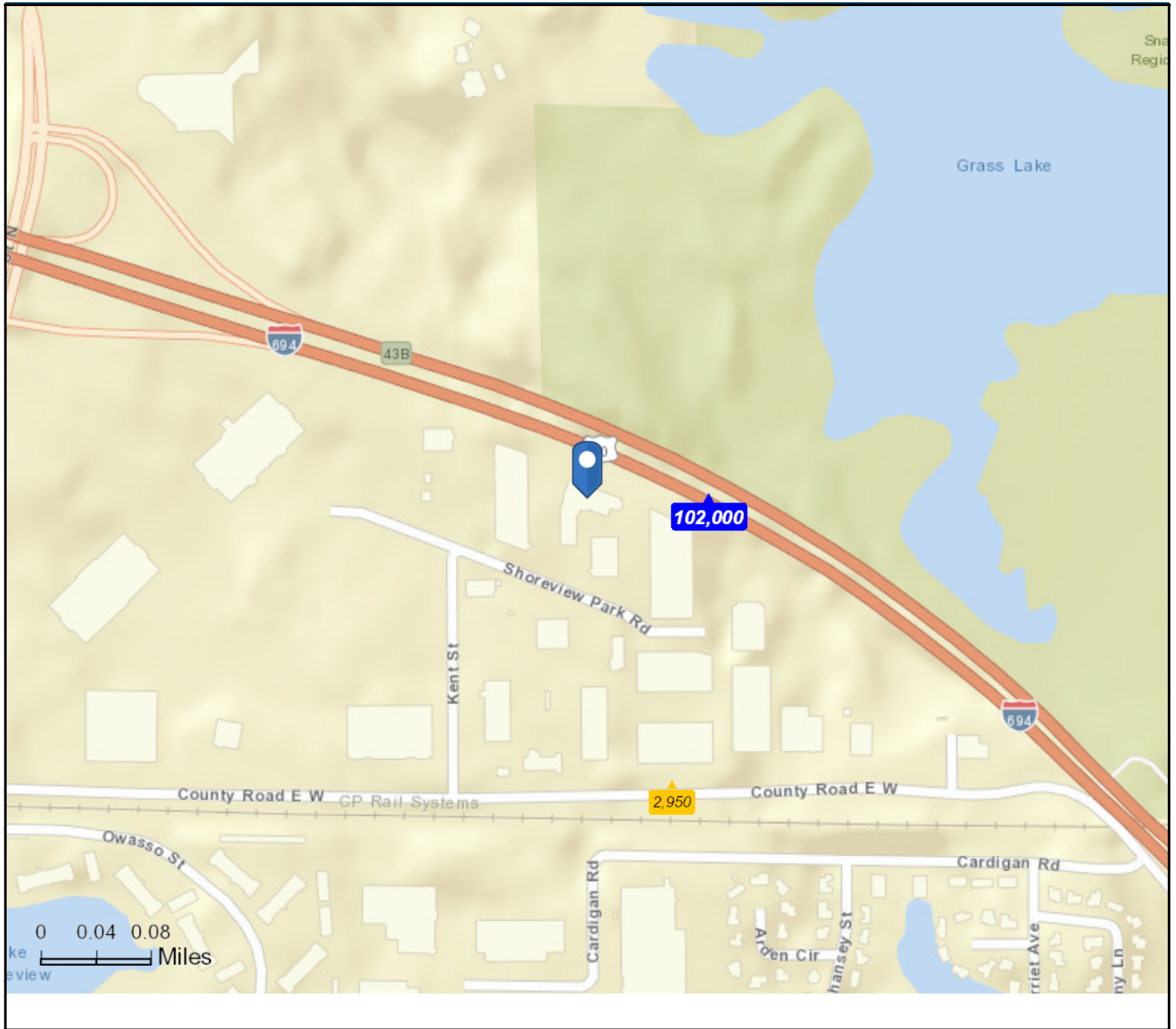
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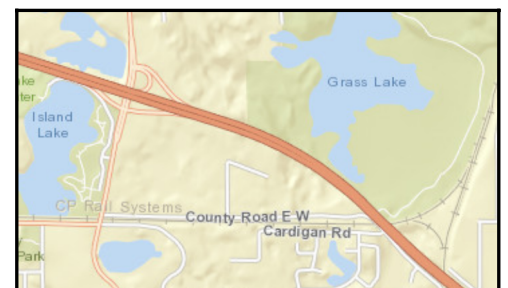
Traffic Count Map - Close Up

545 Shoreview Park Rd, Saint Paul, Minnesota, 55126
 Drive Time: 60, 120, 180 minute radii

Prepared by Esri
 Latitude: 45.05356
 Longitude: -93.12308



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q1 2018).

August 03, 2018

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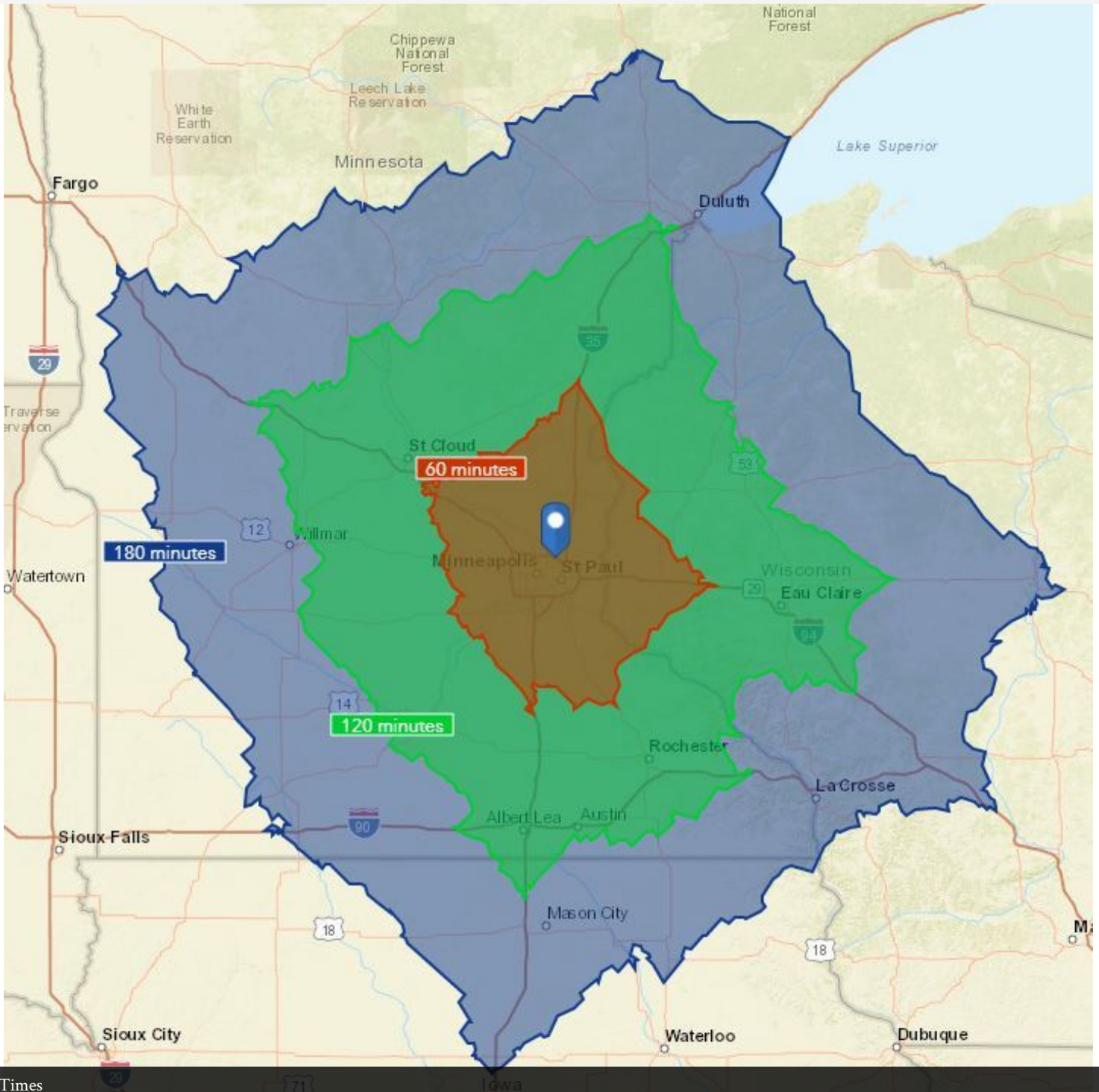


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