

FOR SALE

730 LUND BOULEVARD

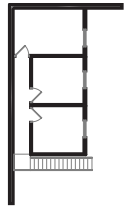
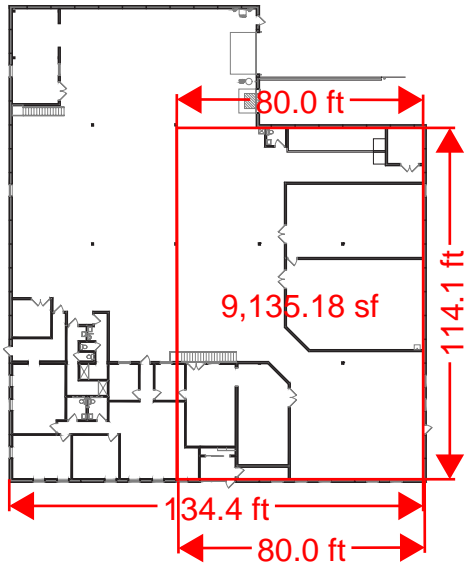
Anoka, MN 55303



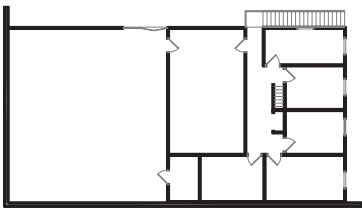
PROPERTY FEATURES

- + AVAILABLE: Fall 2020
- + TOTAL BUILDING SIZE: 23,573 SF
 - Office: 4,338 SF
 - Warehouse: 15,822 SF
 - Office Mezzanine: 1,528 SF
 - Warehouse Mezzanine: 1,885 SF
- + Expandable by 8,400 SF
- + LOT AREA: 1.91 acres
- + YEAR BUILT: 1997
- + CLEAR HEIGHT: 19'
- + COLUMN SPACING: 40' x 28'
- + LOADING:
 - 1 dock door (8' x 8')
 - 1 drive-in door (14' x 12')
- + PARKING: 31 Stalls (expandable)
- + POWER: 480 Volts | 800 Amps
- + CONSTRUCTION: Tilt up precast
- + SPRINKLERED: Yes
- + WAREHOUSE: Fully air conditioned with 40 tons
- + TAXES (2019): \$41,087.14
- + ASKING PRICE: \$1,600,000

FLOOR PLAN



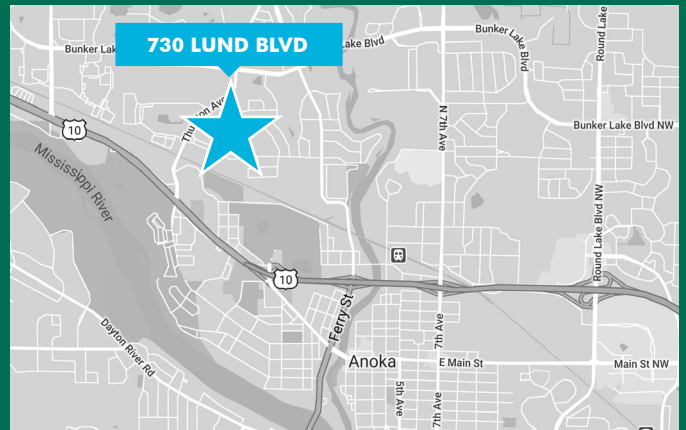
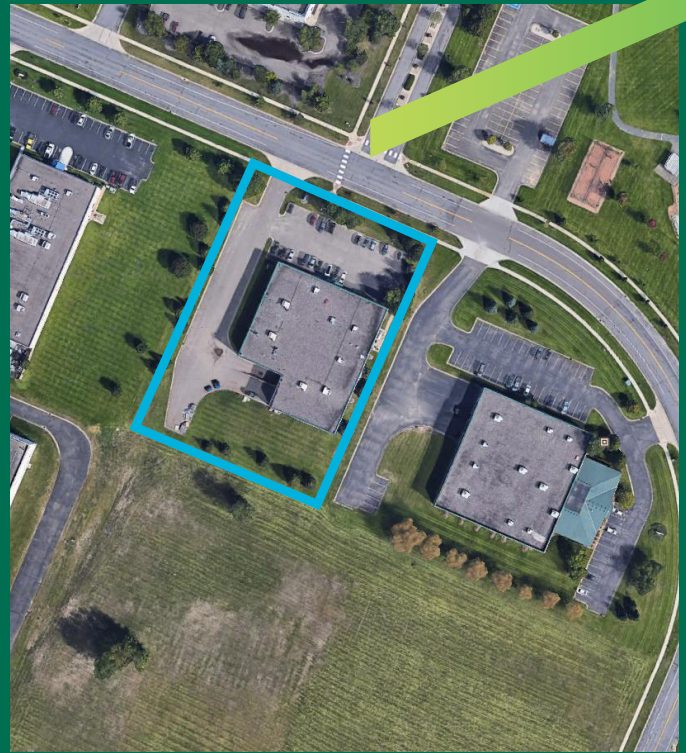
**MEZZANINE
PLAN - B**



MEZZANINE PLAN - A

SQUARE FOOTAGE

Office	=	4,338 SF
Warehouse	=	15,822 SF
<hr/>		
Sub-Total	=	20,160
Mezz. Office A	=	1,528 SF
Mezz. Storage A	=	1,385 SF
Mezz. Storage B	=	500 SF
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Total	=	23,573 SF



PLEASE CONTACT:

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