

OFFICE/WAREHOUSE FOR SALE

**2105 DANIELS**

2105 DANIELS STREET, LONG LAKE, MN 55356



**14,880 SF OFFICE/WAREHOUSE FOR SALE**

**KW COMMERCIAL | MINNETONKA**

13100 Wayzata Blvd #400  
Minnetonka, MN 55305



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JEFFREY STEDMAN**

Senior Associate

O: (952) 473-0903

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[jeff@kwcommercial.com](mailto:jeff@kwcommercial.com)

#RA-20454772, Minnesota

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# EXECUTIVE SUMMARY

2105 DANIELS STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,645,000.00
<b>BUILDING SF:</b>	Approx. 14,880 SF
<b>PRICE / SF:</b>	\$110.55/SF
<b>LOT SIZE:</b>	0.86 Acres
<b>OCCUPANCY:</b>	Multi tenant
<b>WAREHOUSE SF:</b>	Approx. 9,120 SF
<b>GRADE DOORS:</b>	4 Drive-ins with rear access
<b>CLEAR HEIGHT:</b>	16 ft clear, 18 ft to joist
<b>POWER:</b>	400 amp, 208/120 volt, 3 phase
<b>YEAR BUILT:</b>	1979

## PROPERTY HIGHLIGHTS

- Owner user opportunity, with short & long term tenants
- Light distribution office/warehouse
- First floor office approx. 2,880 SF. Mezzanine office approx. 2,880 SF
- Warehouse approx. 9,120 SF; 4 drive-ins & 16 ft clear rear access bays
- Separate drive-in and drive-out access to the rear loading area and parking
- Fully sprinkled. Infrared warehouse heating
- Forced air furnaces and baseboard office heat/ac
- Accessible, along Hwy 12 corridor; five miles from I-494; fourteen miles to Minneapolis



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# SALIENT FACTS

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## PROPERTY DETAILS

2105 Daniels Street Long Lake, MN 55356 (8.21.23)

<b>Property Description:</b>	Two level 14,880 SF building on 0.86 acres, concrete block construction, with four warehouse bays and main & upper-level office across the front. <b>Main Level Office:</b> Open layout, partitioned offices, executive office, north facing with natural light, 2 restrooms. <b>Mezzanine Level:</b> Mix of private offices, north facing with natural light, open meeting and work areas, and common restrooms. <b>Warehouse:</b> (approx. 9,120 SF) divided into three bays. 16 ft clear height, 18 ft to joist.
<b>Property ID:</b>	PID: 34-118-23-24-0042
<b>Building Size:</b>	TOTAL: 14,880 SF (Roof size, per Mint roofing, 12,169 SF) Main Floor Office: 2,880 SF Mezzanine Office: 2,880 SF Warehouse: 9,120 SF
<b>Lot Size:</b>	.86 Acres (37,651 SF)
<b>Entries (Walk In):</b>	<b>Front:</b> Designed with two separate front main entry doors. <b>East/West Sides:</b> One entry on each side to access mezzanine offices near the front <b>Rear:</b> Service door west bay, two service doors center bay, Service door east bay
<b>Warehouse/Loading:</b>	<b>Bay 1, West Bay:</b> 40 x 80' with (1) Drive-In, 14' high, 14' wide <b>Bay 2/3, Central Bay:</b> 40 x 80' with (2) Drive-In, 12' high x 14' wide <b>Bay 4, East Bay:</b> 40 x 60' with (1) Drive -In, 14' high, 14' wide
<b>Parking:</b>	26+ parking spaces
<b>Outside Storage:</b>	<b>Regulations for "I-1" Industrial District</b> (Sect. 16. subd. 5. D and E.) Outside Storage and Parking; outside storage not to exceed 50% of the lot; commercial vehicle parking not to exceed 25% of the lot.
<b>Zoning I-1 Uses: Includes but not limited to</b>	<b>Regulations for "I-1" Industrial District</b> (Sect.16.subd.2. A-E); <b>Permitted Uses:</b> light industrial uses, low impact and advanced technology uses such as production and processing of apparel, other products made from fabric; electronic and telecommunications products; precision machine shops and metal working; millwork, fixtures, and furniture; fabricated plastic and rubber products. Shops, offices for contractors, trades, including general, electrical, plumbing, heating and ventilation, landscape and excavating. Offices, warehouses and distribution facilities, showrooms.
<b>Property Taxes 2023:</b>	\$41,198.24
<b>Age/Year Built Updates/Upgrades:</b>	Built in 1979. Improvements over the years to support tenants, such as: adding an additional drive-in and service door, updating the main level office flooring, etc.
<b>Roof:</b>	Flat, VUR built up, hot tar, 4 ply roof, with pea gravel. Coated flashings. Installed 2002, Mint roofing maintains annually and states it's on year 21 of expected life of 30 yrs.
<b>Mechanicals:</b>	Office forced air gas furnaces (new 2017). New rooftop condenser and coils (2022). Warehouse Infrared heat (Corayvac).
<b>Helpful Contacts:</b>	Long Lake Community Planning & Economic Development: Scott Weske, Executive Director (City Administrator): 952-473-6961x2

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# PROPERTY PHOTOS

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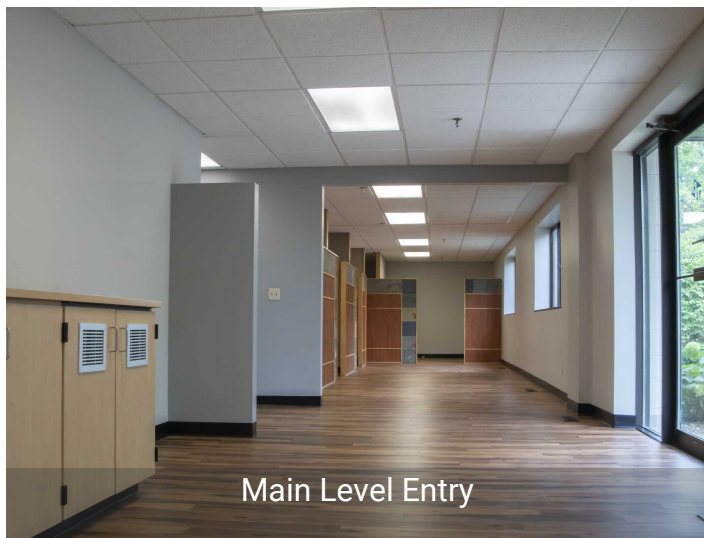
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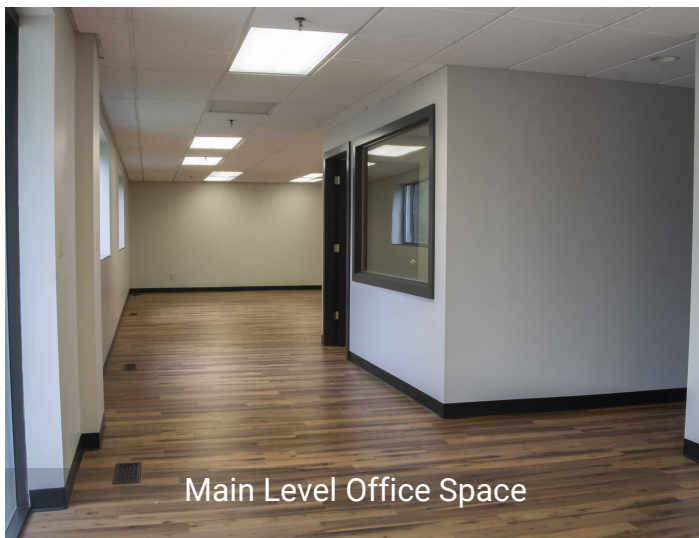


# PROPERTY PHOTOS

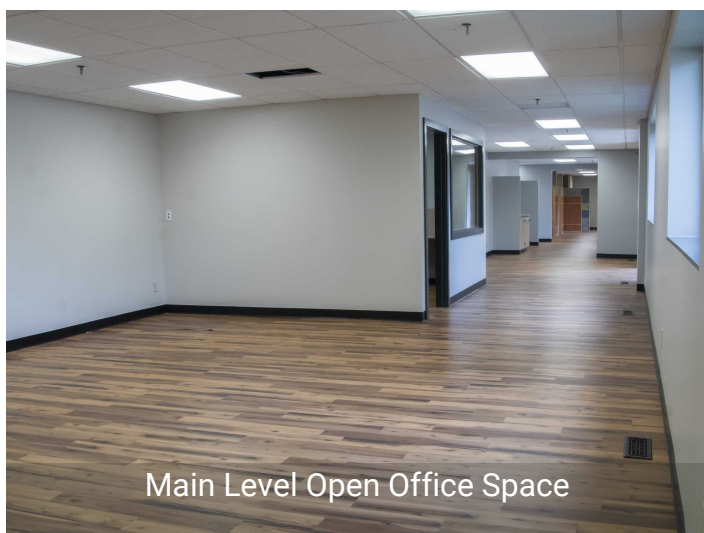
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Main Level Entry



Main Level Office Space



Main Level Open Office Space



Mezzanine Level Conference Room



Mezzanine Level Office



Mezzanine Level Kitchenette

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# PROPERTY PHOTOS

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Central Bay



West Bay



Central Bay



East Bay

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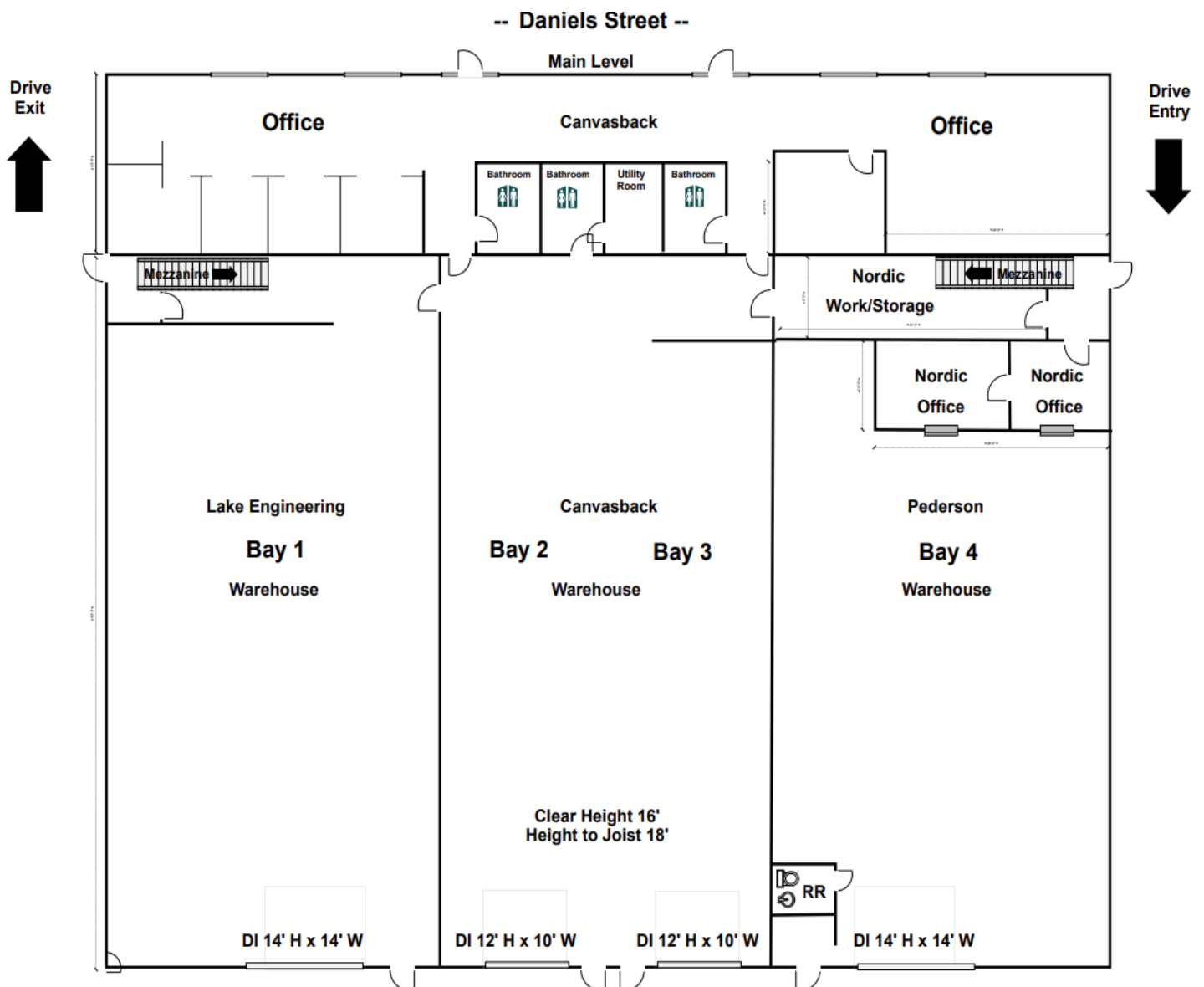
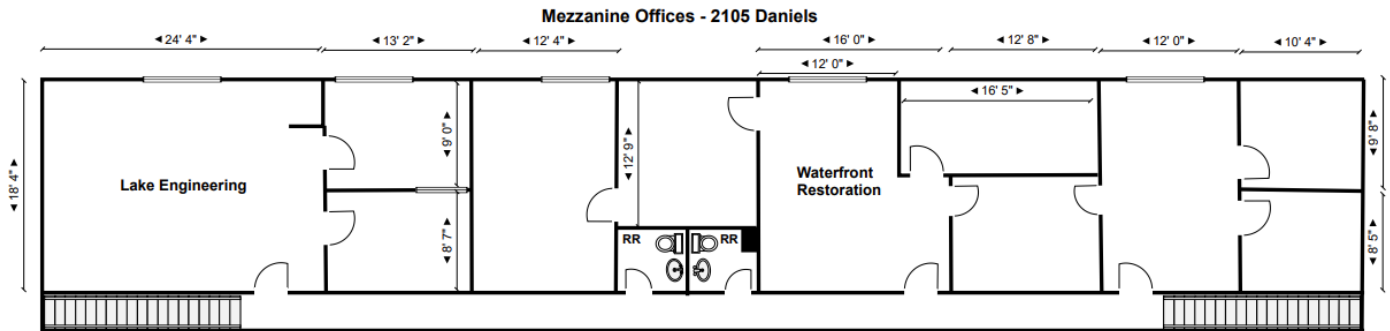
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# FLOOR PLAN OFFICE & WAREHOUSE

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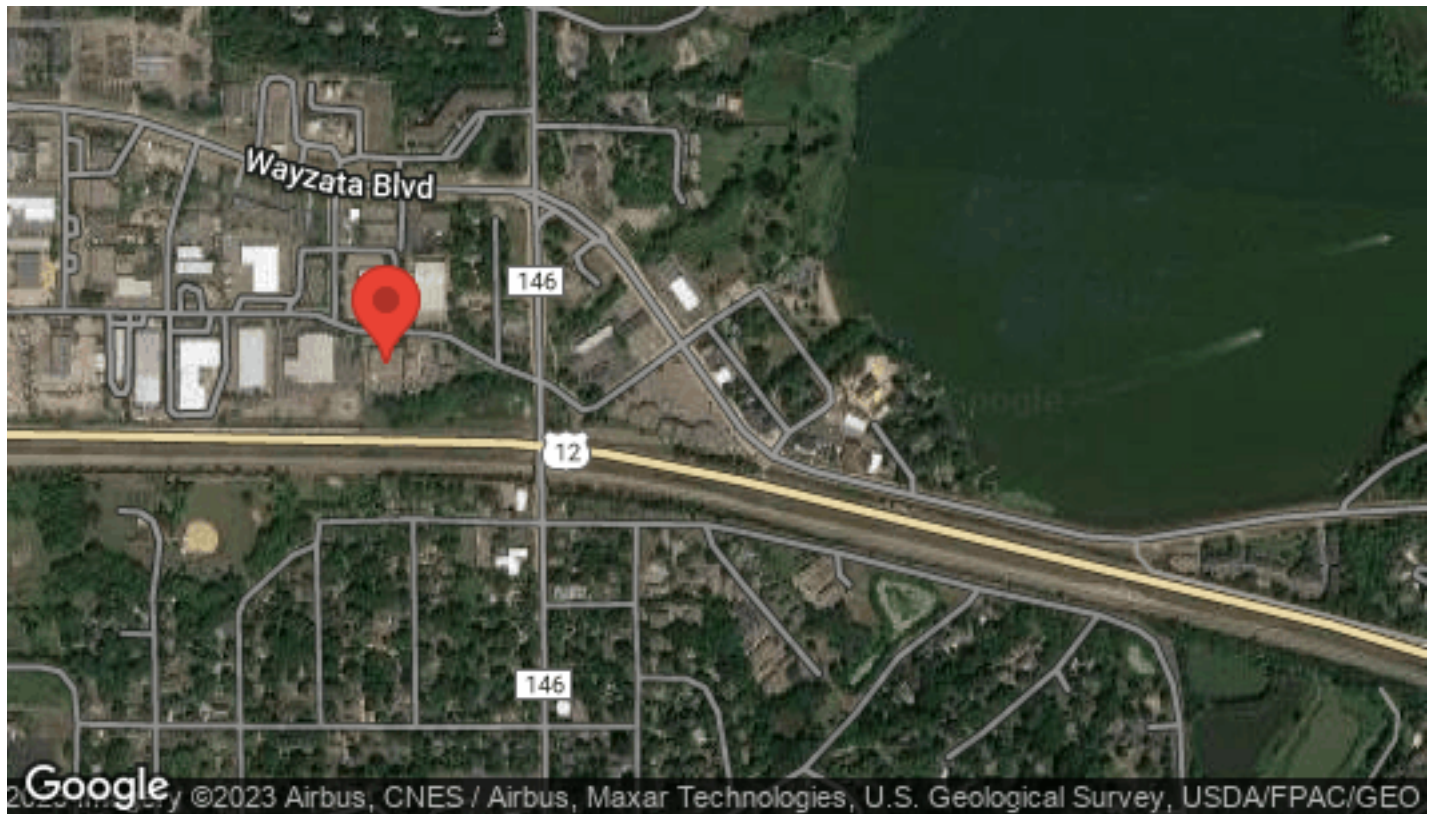
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# LOCATION MAPS

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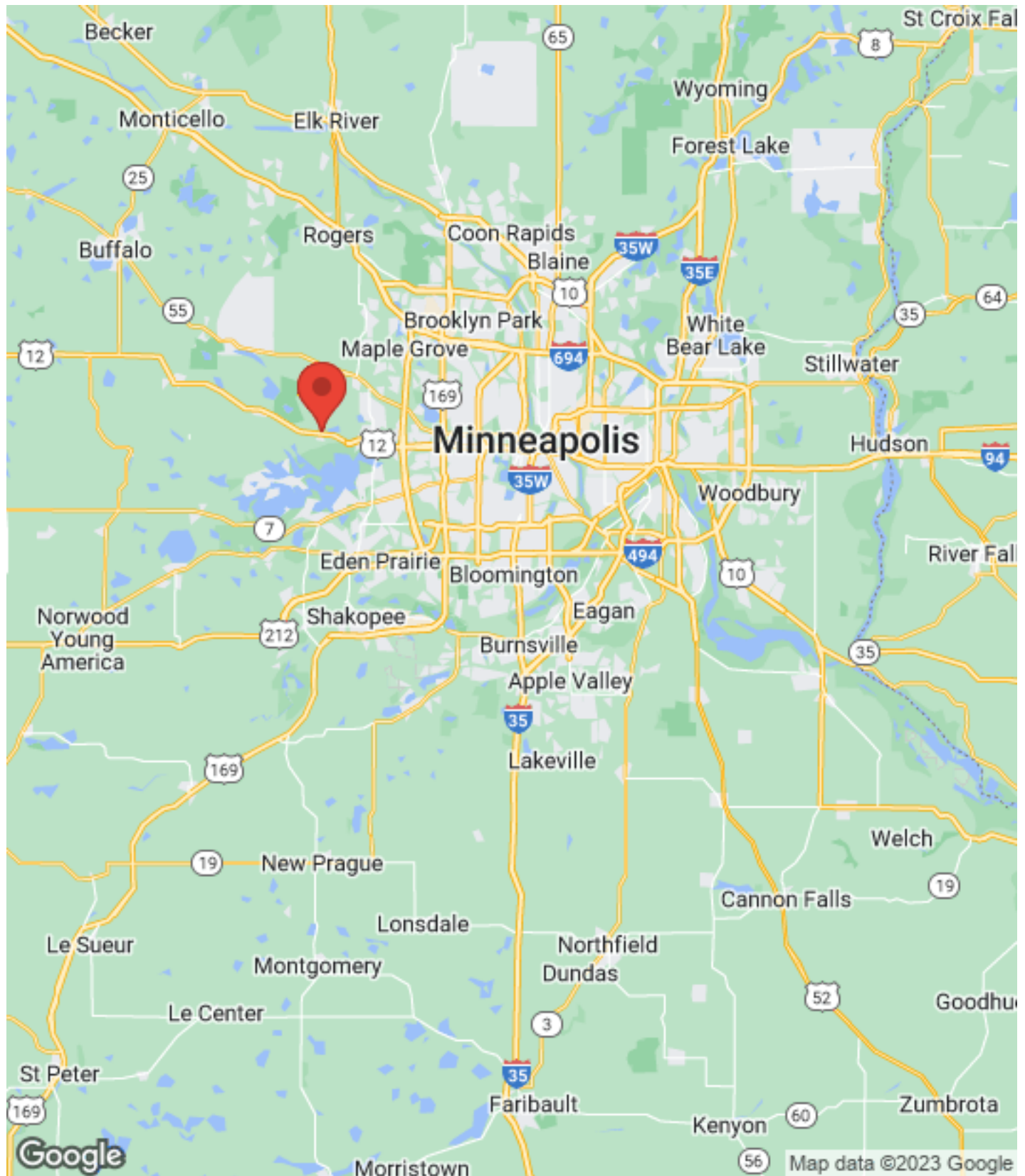
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# REGIONAL MAP

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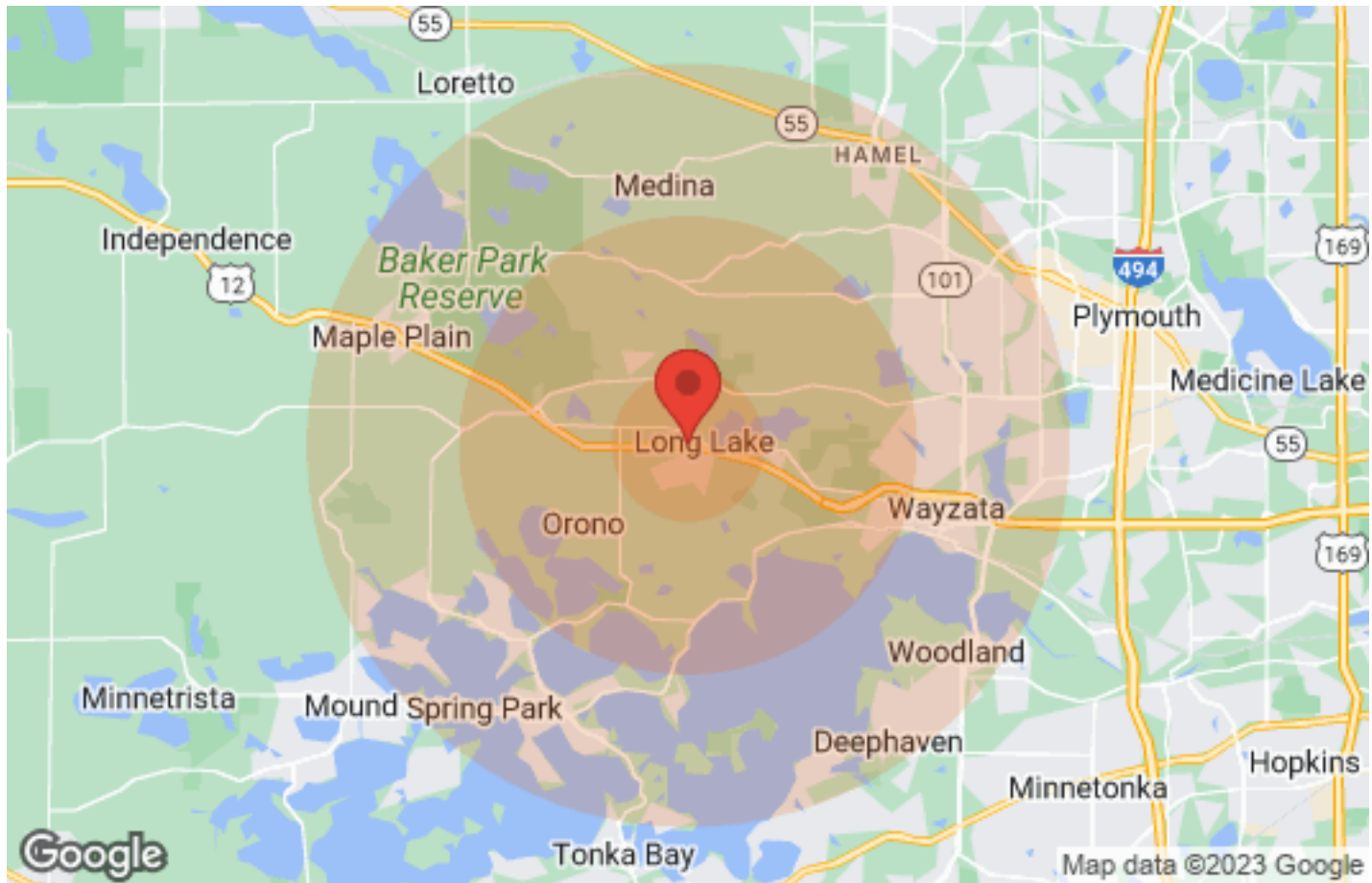
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	877	4,212	25,443
Female	868	4,286	26,158
Total Population	1,745	8,498	51,601

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	313	1,571	9,034
Ages 15-24	211	1,359	7,355
Ages 25-54	622	2,723	18,187
Ages 55-64	254	1,216	7,445
Ages 65+	345	1,629	9,580

Income	1 Mile	3 Miles	5 Miles
Median	\$73,689	\$109,081	\$97,594
< \$15,000	54	77	1,146
\$15,000-\$24,999	31	114	945
\$25,000-\$34,999	37	176	1,113
\$35,000-\$49,999	111	268	2,213
\$50,000-\$74,999	143	487	2,964
\$75,000-\$99,999	120	476	2,507
\$100,000-\$149,999	136	482	3,996
\$150,000-\$199,999	47	256	2,011
> \$200,000	48	889	3,727

Housing	1 Mile	3 Miles	5 Miles
Total Units	796	3,574	22,980
Occupied	761	3,242	21,310
Owner Occupied	524	2,676	16,838
Renter Occupied	237	566	4,472
Vacant	35	332	1,670

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