



COMMERCIAL REALTY SOLUTIONS
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Cokato - Industrial Building

FOR SALE

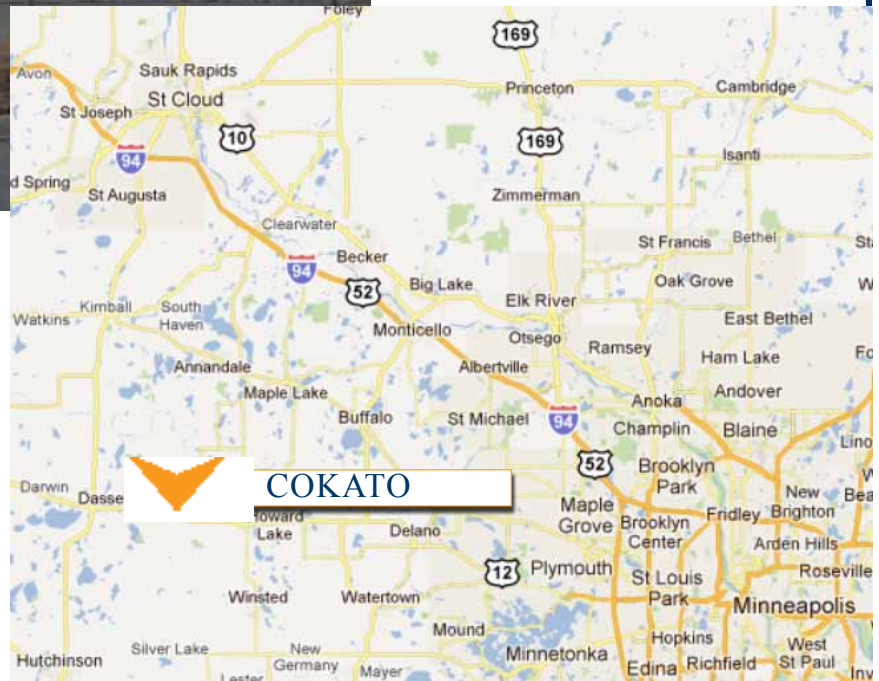
230 Olsen Blvd. NE, Cokato, MN 55321



Great Industrial Building!

PROPERTY INFORMATION

- * SALE PRICE \$599,000.00
- * Lot is 1.88 Acres (200' x 410')
- * Building is 13,400 Square Feet
 - Shop 10,400/sf
 - Office 3,000/sf
 - Office Mezzanine 2,000/sf
 - Shop Mezzanine 3,282/sf
- * Wright County
- * PID 105-046-001050
- * 2011 Taxes \$16,092.00
- * Constructed in 1995
- * Injection Molding Facility
- * Entire building is air-conditioned
- * 18' Sidewalls - clear span
- * (1) Loading Docks
- * 12' x 14' OH Drive-in Door



Contact:
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TRAFFIC COUNTS - 2010

- * Highway 12 - 9,700 VPD
- * Highway 3 - 4,850 VPD



Cokato Demographics

| Demographics - 2009 | 3-Mile | 5-Mile | 10-Mile |
|------------------------|-----------|-----------|-----------|
| Population | 2,749 | 2,684 | 14,178 |
| Average Age | 33 | 34.4 | 33.7 |
| Average Household Inc. | \$ 46,325 | \$ 41,325 | \$ 57,000 |
| Median Household Inc. | \$ 49,043 | \$ 44,402 | \$ 58,829 |

PROPERTY INFORMATION

- * Great Location!
- * Quick access to Hwy 12
- * 40 Minutes from the Twin Cities



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Shop Area Mezzanine
Expands Usable Space!



BUILDING INFORMATION

- * 1200 Amp, 480 3-Phase
- * Step down to 120/240 Single-Phase
- * Energy efficient lighting
- * Air to Air Heat Exchange System
- * In Floor heat - by Plant Water heat recovery system
- * Large Mezzanine Area



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