

# LAKE CRYSTAL WAREHOUSE

## 52146 Ember Road, Lake Crystal, MN

**31,695.00 sq.ft. building / 10 acre lot**

<b>2019 TAXES</b>	<b>\$11,412.00</b>
<b>Year Built:</b>	Building 1: 1995, additions in 1996 and 2010 Building 2: 1973, addition also in 1973 Building 3: 1993, addition also in 1993 ALL BUILDINGS CONNECTED VIA METAL WALKWAYS
<b>Construction:</b>	Frame: Wood and Metal/steel pole frame Floors: Concrete – EXCEPT Bldg 3 Add 1 = gravel Exterior Walls: Metal / insulated EXCEPT Bldg 3 Add 1 Sidewalls: 18' – 22', except Bldg 3 Add 1 = 10'
<b>Roof:</b>	Steel roof Age: 80% replaced in 2010 due to wind damage
<b>Building Sq.Ft.:</b>	Building 1: 6,300 sq.ft. (w/1,600 sf office area) * Add 1: 6,300 sq.ft. Add 2: 900 sq.ft.
<b>Leasable Area:</b>	Building 2: 1,600 sq.ft. (w/504 sf breakroom) Add 1: 7,200 sq.ft. Building 3: 2,916 sq.ft. (w/1,178 sf lunchroom/office) Add 1: 6,120 sq.ft. (uninsulated, gravel floor) Walkways: 359 sq.ft. (total of 2) <b>TOTAL SQ.FT. ----- 31,695 sq.ft. main level</b> *Building 1 has additional 1,600 sq.ft. of mezzanine finished office area not included in sq.ft. shown
<b>Lot Size / Parking:</b>	10 acres, irregular shape (access easement in place) / Asphalt, concrete & gravel parking areas
<b>Docks / Doors</b>	2 loading docks – 8 x 10 (**ability to convert 1 OH door to additional loading dock) Overhead Doors: One 20 x 14**; two 12 x 14; three 10 x 12; one 16 x 14 Bi-Fold Doors: one 19 x 15
<b>HVAC:</b>	Central HVAC in office / radiant hanging heat in warehouse/production areas / 1 boiler
<b>Electrical Service:</b>	3-Phase / 208 amp
<b>Plumbing:</b>	Men & Women's restrooms in Buildings 1 and 3 Kitchens w/sinks in Buildings 2 and 3
<b>Sprinkled:</b>	No
<b>Utilities/Services:</b>	Private well / Lake Crystal sewer system / Minnesota Gas / Benco Electric / Consolidated Communications

DISCLAIMER: ALL INFORMATION PRESENTED IS SECURED FROM SOURCES DEEMED RELIABLE, HOWEVER NO GUARANTEE IS GIVEN OR IMPLIED AS TO ACCURACY



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