

Available

For Sale and For Lease

51,087 Square Feet

Office/Manufacturing Facility

Caswell/Meggitt Building

2540 Second Street NE

Minneapolis, MN



Highlights:

- 13,980 sf. office
- 37,107 sf. manufacturing
- 20'-21' clear height
- 1600 amps
- 87 car stalls
- Docks and drive-in doors
- Built 1992
- Excess land for expansion or outside storage
- Price: \$2,950,000.00

Exclusively Marketed by:

Sherman Malkerson

Phone: 952-525-1635

Email: smalkerson@cchaseco.com

Kyle Malkerson

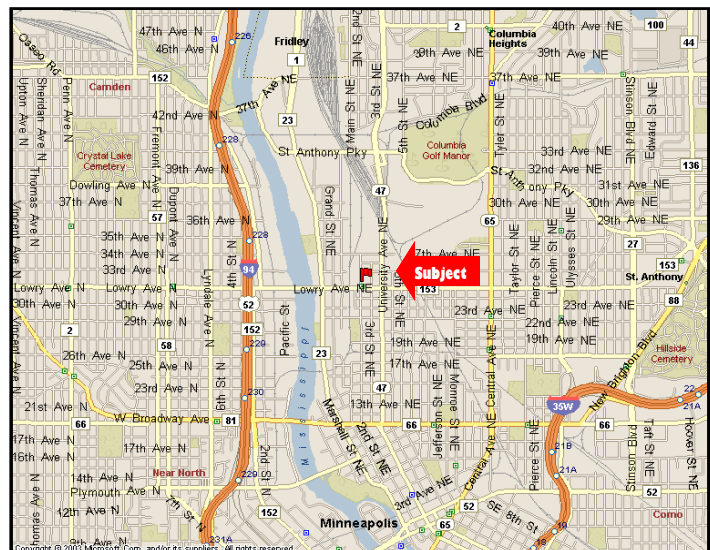
Phone: 952-746-5341

Email: kmalkerson@cchaseco.com

The C. Chase Company

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



The C. Chase Company
CORFAC INTERNATIONAL

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International

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FOR SALE OR LEASE
Caswell/Meggitt Building

Address:	2540 Second Street NE Minneapolis, MN
Lot Size:	2.991 acres (130,305 sq. ft.)
Zoning:	I-2, Industrial
Building Age:	1992
Gross Building Area:	
Office:	
First Floor:	7,748 sq. ft.
Second Floor:	<u>6,232 sq. ft.</u>
Subtotal:	13,980 sq. ft.
Manufacturing Area:	
First Floor:	35,116 sq. ft.
Second Floor:	<u>1,991 sq. ft.</u>
SubTotal:	37,107 sq. ft.
Total Gross Building Area	51,087 sq. ft.
Storage Mezzanine:	Two areas totaling 1,877 sq. ft. (not included in GBA)
Ceiling Heights:	20' – 21' clear
Bay Sizes:	30' x 40' and 30' x 60'
Dock Doors:	5 (8'w x 8'h), with load levelers, all power operated. 1 (12'w x 8'h), power operated
Drive –In Doors:	1 (10'w x 14'h), power operated 1 (20'w x 14'h), power operated
Power:	1600 amps, 3 phase, 240/600 volts
Lighting:	Fluorescent, extensive
HVAC:	Central air and heat for all office areas. Infrared heat in manufacturing area. Air make-up unit in manufacturing area.
Sprinkler:	Wet system
Toilets:	Four serving office area, two main floor, two on second floor. Four serving manufacturing area.

Lunchroom:	Main lunchroom located in first floor office area. A second lunchroom is located on mezzanine level.
Parking:	87 car stalls
Miscellaneous Features:	<ul style="list-style-type: none"> • Spray Booth • Flammable storage room • Floor drains • Lawn sprinkler • Room to add 17,000 sq. ft.
Assessor's Value 2010:	\$2,920,000.00
Real Estate Taxes Payable 2010	\$105,229.38
PID #:	11-029-24-23-0130 and 11-029-24-23-0128
Rental Rate:	\$296,000.00 per year net
Sale Price	\$2,950,000.00

For further information call:

**The C. Chase Company
(952) 525-1000**

**Sherman Malkerson
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smalkerson@cchaseco.com**

or

**Kyle Malkerson
(952) 746-5341
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Assessor's Value 2009:	\$2,920,000.00
Real Estate Taxes Payable 2009	\$103,782.20
PID #:	11-029-24-23-0130 and 11-029-24-23-0128
Rental Rate:	\$296,000.00 per year net
Sale Price	\$2,950,000.00

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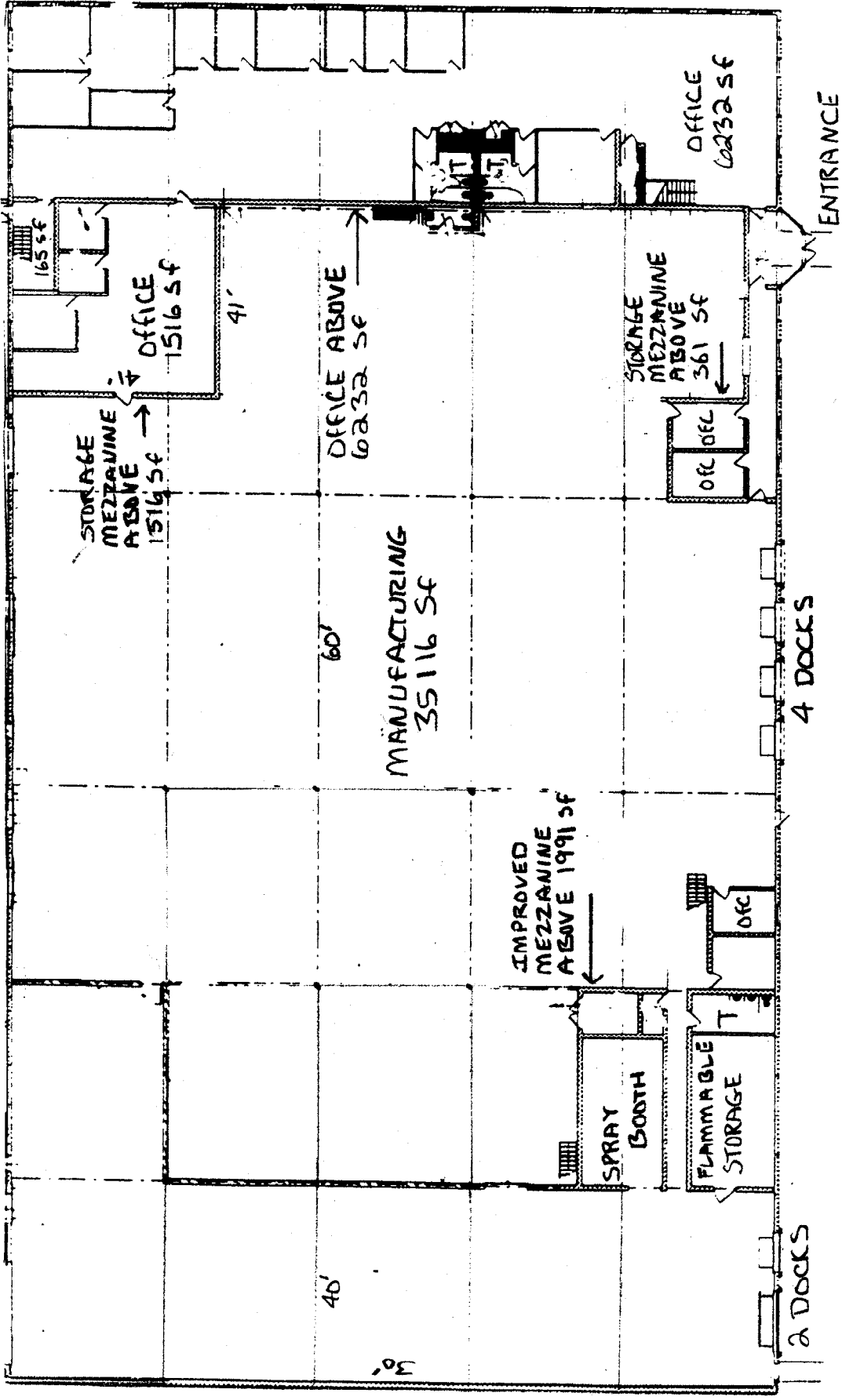
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— 282' —

DRIVE-IN

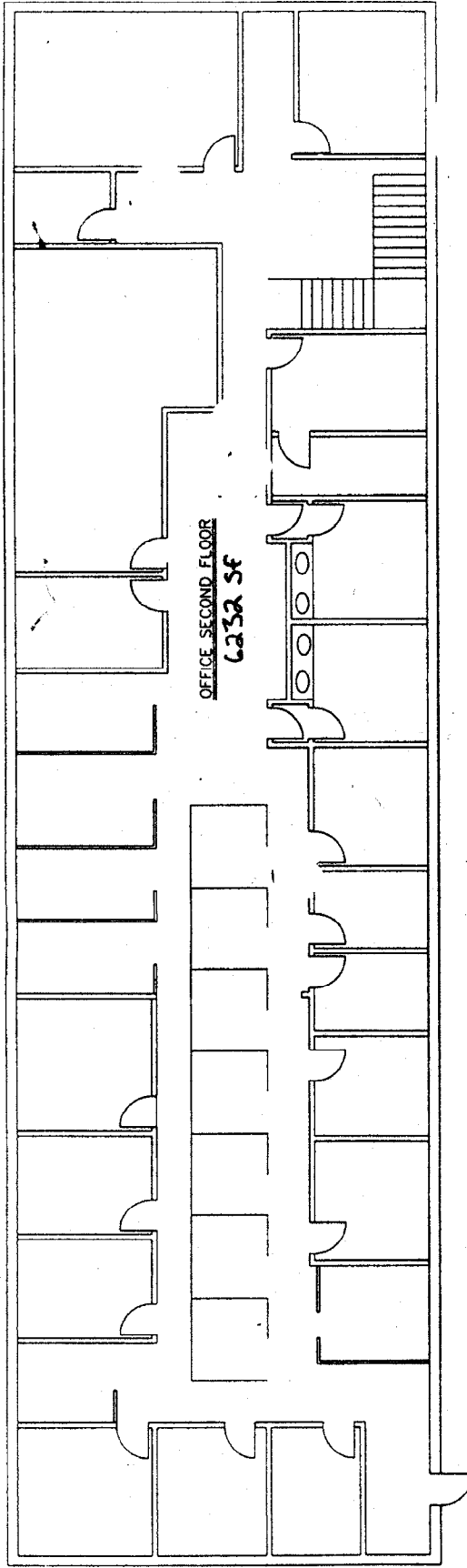


CASWELL / MEGGITT BLDG.
 2540 SECOND ST. NE
 MINNEAPOLIS, MN.

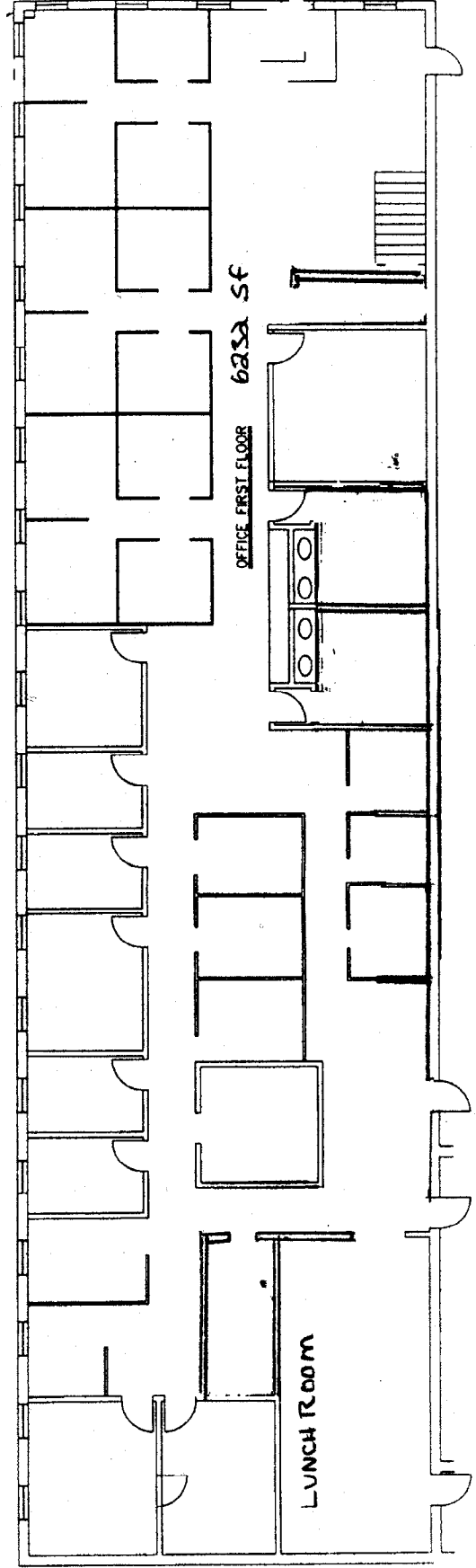
— 152' —

CASWELL / MEGGITT BLDG
MAIN OFFICE AREAS

152'



NORTH



LUNCH ROOM