

# 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: \$2,810,000.00

**Exclusively Marketed by:**

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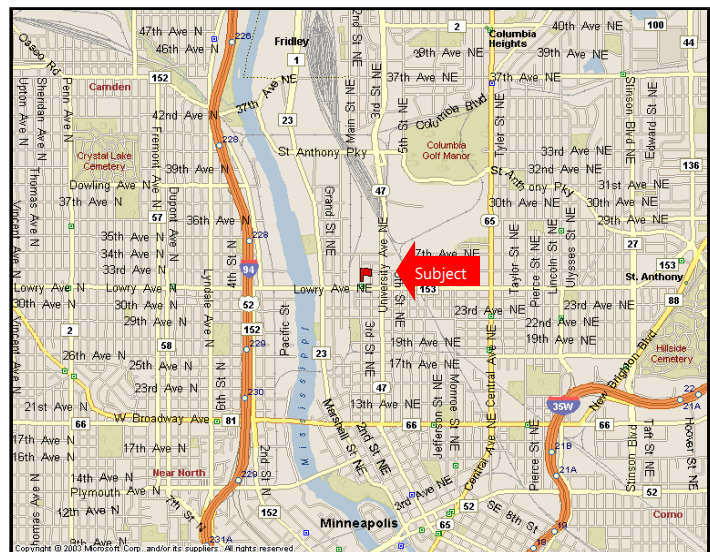
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**The C. Chase Company**

5353 Gamble Drive, Suite 310

Minneapolis, MN 55416-1509



**The C. Chase Company**

*Real Estate Brokerage and Consulting*

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**

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

<b>Lunchroom:</b>	Main lunchroom located in first floor office area. A second lunchroom is located on mezzanine level.
<b>Parking:</b>	87 car stalls
<b>Miscellaneous Features:</b>	<ul style="list-style-type: none"> <li>• Spray Booth</li> <li>• Flammable storage room</li> <li>• Floor drains</li> <li>• Lawn sprinkler</li> <li>• Room to add 17,000 sq. ft.</li> </ul>
<b>Assessor's Value 2010:</b>	\$2,920,000.00
<b>Real Estate Taxes Payable 2010</b>	\$105,229.38
<b>PID #:</b>	11-029-24-23-0130 and 11-029-24-23-0128
<b>Rental Rate:</b>	\$296,000.00 per year net
<b>Sale Price</b>	\$2,810,000.00

**For further information call:**

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

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or

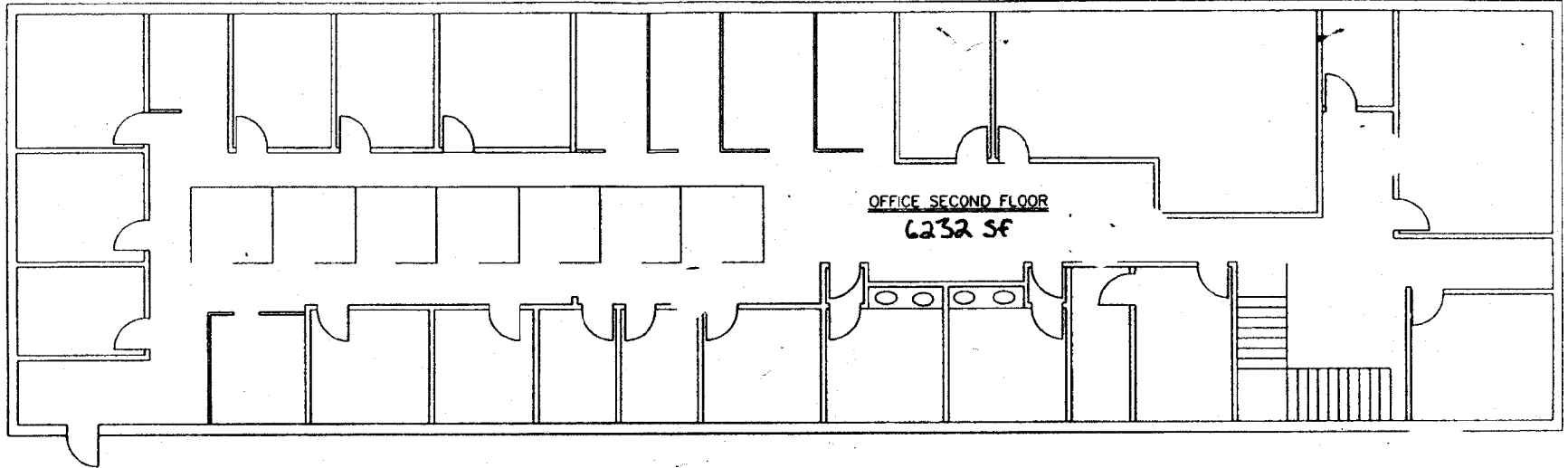
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Caswell/Meggitt Building  
Interior Photos



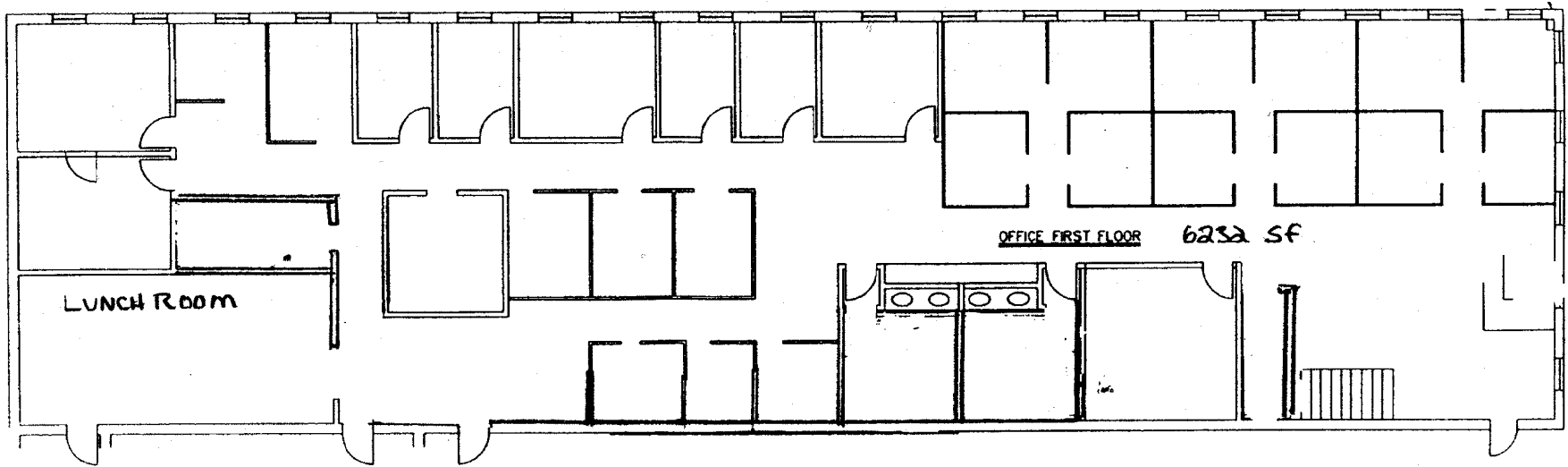
CASWELL / MEGGITT BLDG  
MAIN OFFICE AREAS

152'



111'

← NORTH



111'