



Office / Warehouse Building for Sale

**9534 FOLEY BLVD NW
COON RAPIDS, MN 55433**

Building Size:

Approx. 6,469 Sq. Ft. - Office
Approx. 55,898 Sq. Ft. - Warehouse
Approx. 62,367 Sq. Ft. - Total

Site Size:

6.98 Acres (see attached site plan)

Sale Price:

\$5,785,000.00

2021 Est. Real Estate Taxes:

\$48,725.42



Property Highlights:

- Office/Warehouse building for sale in Coon Rapids
- Building has been completely remodeled
- Room for expansion or outdoor storage to the West

For information, please contact:

Dan Friedner

Managing Director

t 612-430-9991

dan.friedner@nmrk.com

Jay Chmielecki

Managing Director

t 612-430-9982

jay.chmielecki@nmrk.com

Patrick Cullen

Associate

t 612-430-9995

patrick.cullen@nmrk.com

Mari Hansen

Transaction Manager

t 612-440-0002

mari.hansen@nmrk.com

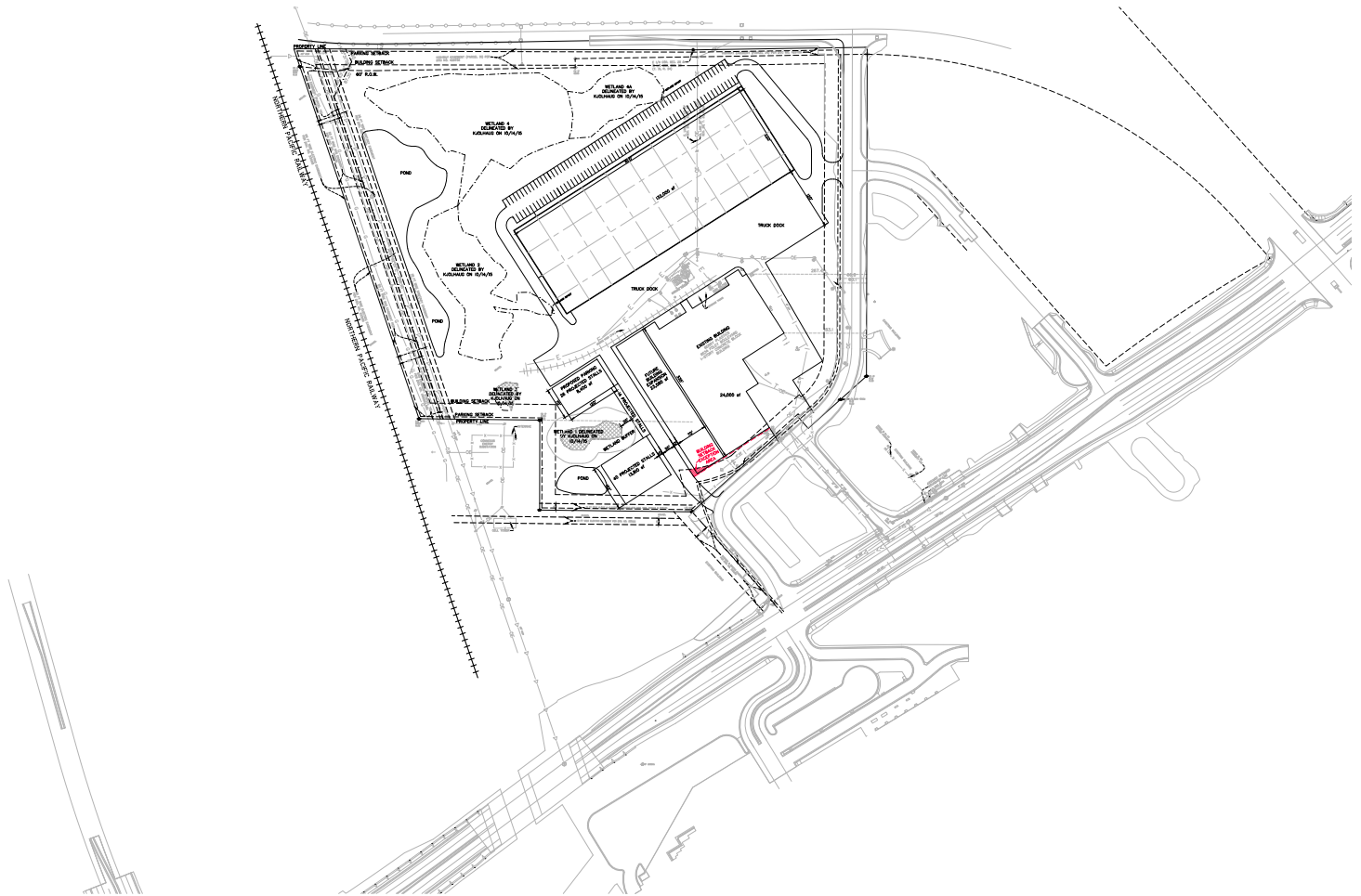
100 South Fifth Street, Suite 2100
Minneapolis, MN 55402

NEWMARK

nmrk.com

Site Plan

CLICK TO VIEW DRONE FOOTAGE



CONTACT

Dan Friedner
Managing Director
t 612-430-9991
dan.friedner@nmrk.com
nmrk.com

Jay Chmielewski
Managing Director
t 612-430-9982
jay.chmielewski@nmrk.com

Patrick Cullen
Associate
t 612-430-9995
patrick.cullen@nmrk.com

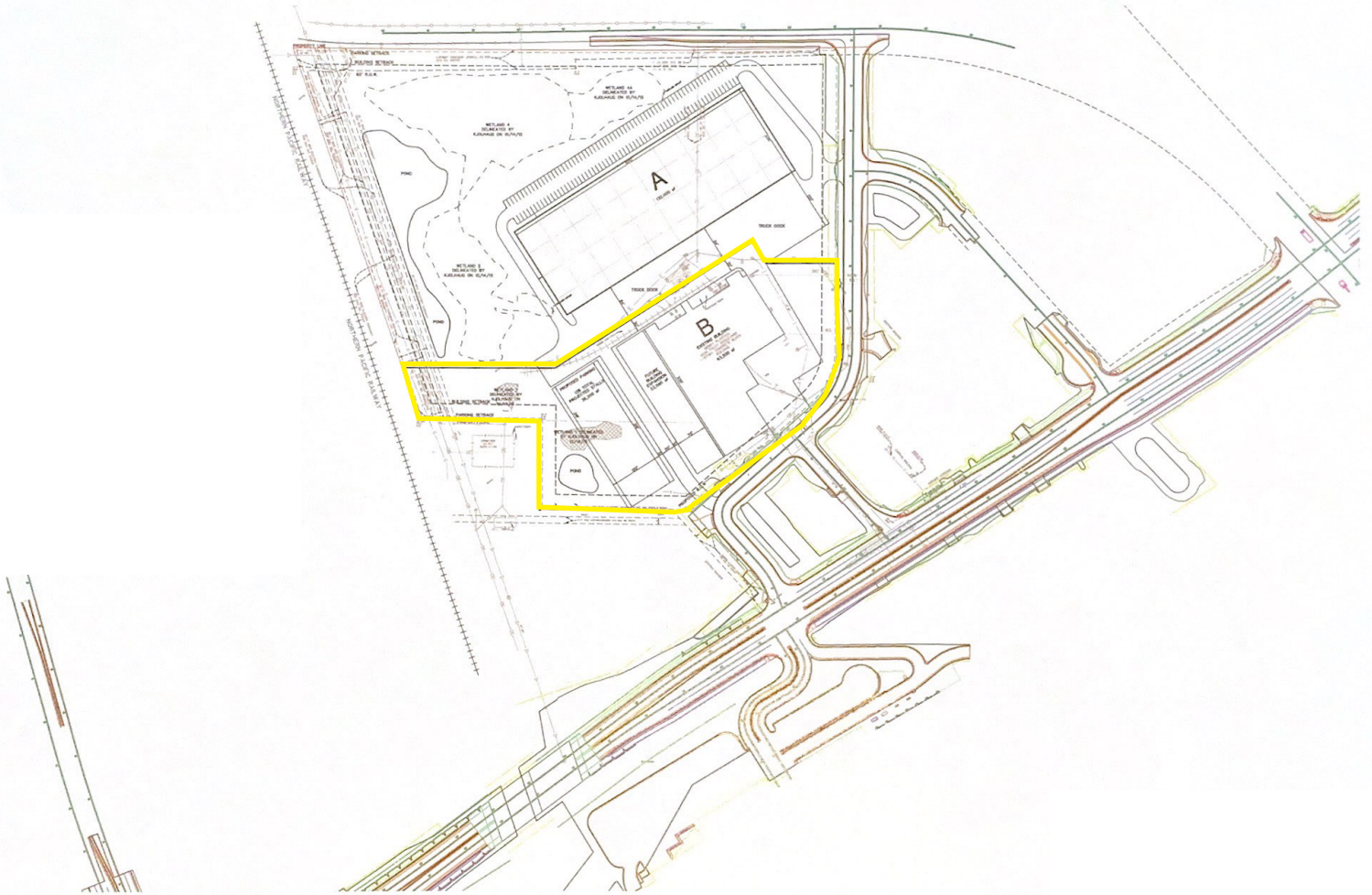
Mari Hansen
Transaction Manager
t 612-440-0002
mari.hansen@nmrk.com

Site Plan

BUILDING KEY:

Section A: 14.35 Acres of Excess Land to be Sold Separately (132,000 Sq. Ft. Industrial Building Shown Here)

Section B: 62,367 Sq. Ft. Building on 6.98 Acres for Sale



CONTACT

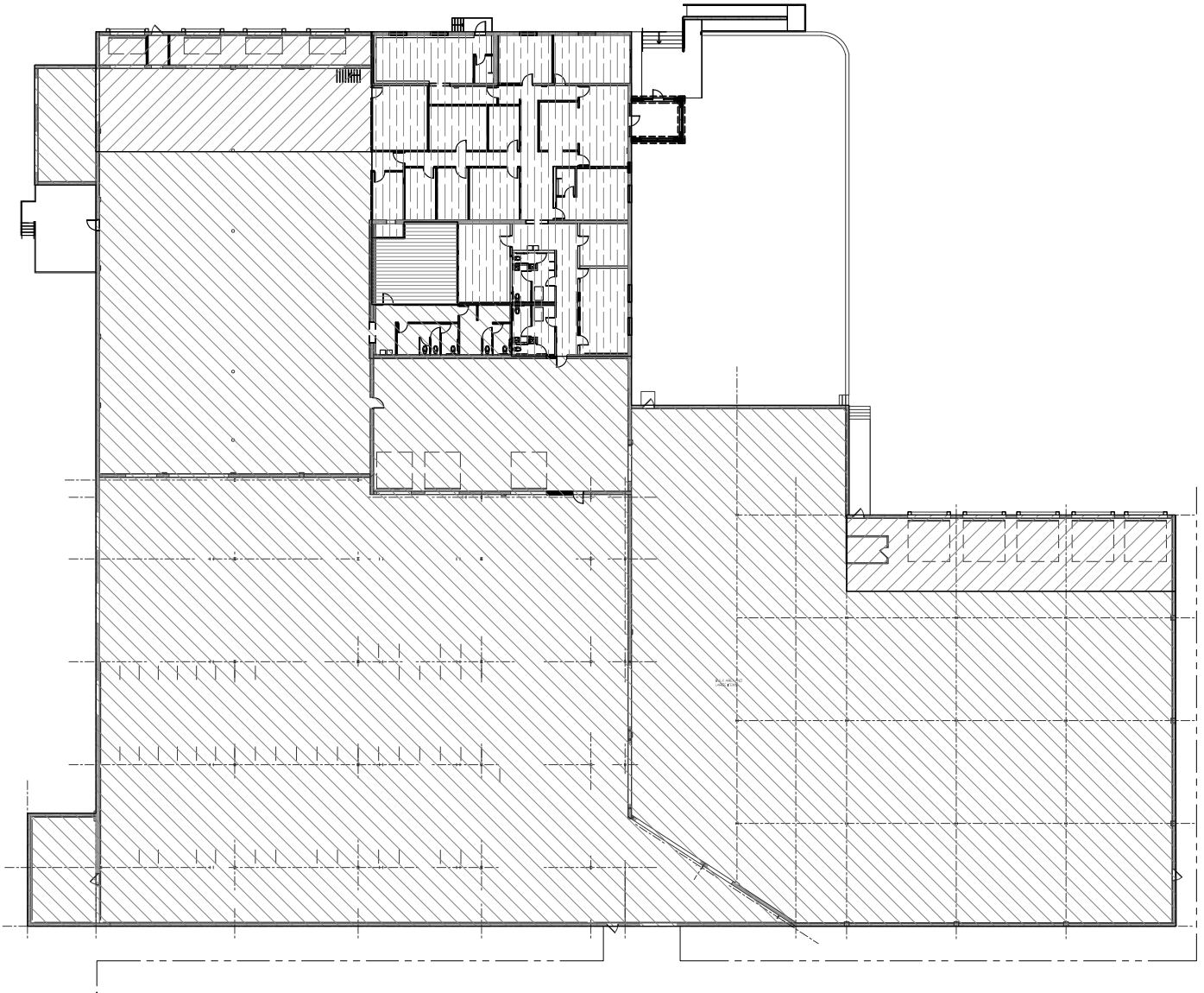
Dan Friedner
Managing Director
t 612-430-9991
dan.friedner@nmrk.com
nmrk.com

Jay Chmielewski
Managing Director
t 612-430-9982
jay.chmielewski@nmrk.com

Patrick Cullen
Associate
t 612-430-9995
patrick.cullen@nmrk.com

Mari Hansen
Transaction Manager
t 612-440-0002
mari.hansen@nmrk.com

Space Plan



CONTACT

Dan Friedner

Managing Director

t 612-430-9991

dan.friedner@nmrk.com

nmrk.com

Jay Chmielecki

Managing Director

t 612-430-9982

jay.chmielecki@nmrk.com

Patrick Cullen

Associate

t 612-430-9995

patrick.cullen@nmrk.com

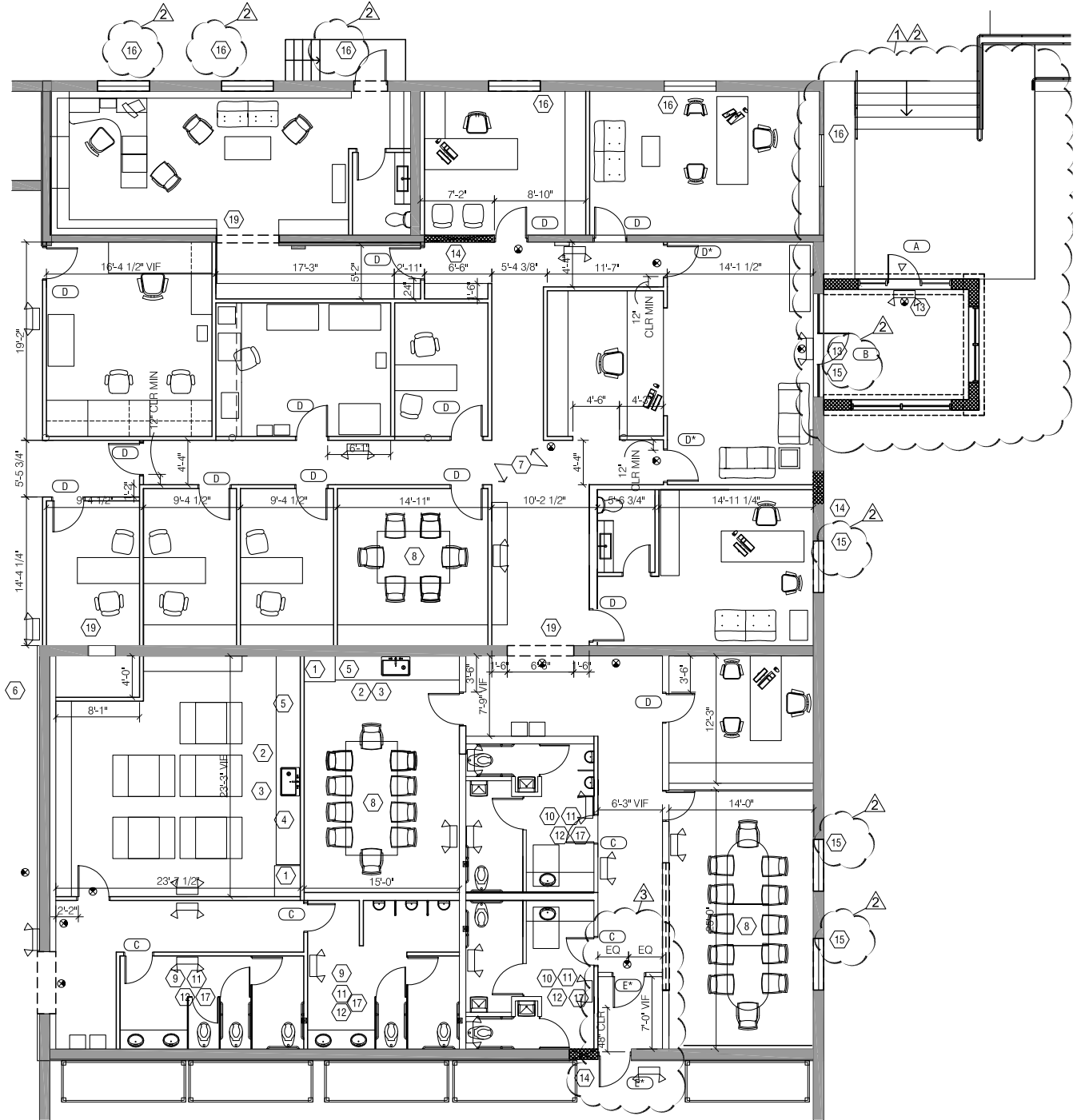
Mari Hansen

Transaction Manager

t 612-440-0002

mari.hansen@nmrk.com

Office Plan



CONTACT

Dan Friedner
 Managing Director
 t 612-430-9991
 dan.friedner@nmrk.com
 nmrk.com

Jay Chmielewski
 Managing Director
 t 612-430-9982
 jay.chmielewski@nmrk.com

Patrick Cullen
 Associate
 t 612-430-9995
 patrick.cullen@nmrk.com

Mari Hansen
 Transaction Manager
 t 612-440-0002
 mari.hansen@nmrk.com

9534 FOLEY BLVD NW | COON RAPIDS, MN 55433

Exterior Photos



CONTACT

Dan Friedner
Managing Director
t 612-430-9991
dan.friedner@nmrk.com
nmrk.com

Jay Chmielecki
Managing Director
t 612-430-9982
jay.chmielecki@nmrk.com

Patrick Cullen
Associate
t 612-430-9995
patrick.cullen@nmrk.com

Mari Hansen
Transaction Manager
t 612-440-0002
mari.hansen@nmrk.com

NEWMARK

Interior Photos



CONTACT

Dan Friedner
Managing Director
t 612-430-9991
dan.friedner@nmrk.com
nmrk.com

Jay Chmielecki
Managing Director
t 612-430-9982
jay.chmielecki@nmrk.com

Patrick Cullen
Associate
t 612-430-9995
patrick.cullen@nmrk.com

Mari Hansen
Transaction Manager
t 612-440-0002
mari.hansen@nmrk.com

9534 FOLEY BLVD NW | COON RAPIDS, MN 55433

Recent Improvements Totaling Over \$2,435,000:

Description of Work or Material
HVAC
Roof Replacement
Dock Replacement
Demo North End
Demo Offices South
Demo Overhead Steel Framing
Steel Studs
Office Framing
Steel Studs and Beams
Plumbing
Plumbing Framing
Windows and Doors
Doors
New Fire Sprinkler System
Steel Beams
Steel W24 Beams
Lumber
New Dock Doors
Electrical Wiring
Roll Off Dumpster
Concrete Footings
Framing Offices
Framing Offices 2
Fencing
Demo Offices
Concrete Work
Construction Materials
Building Alarm
Electrical Wing
High-Bay LED Features
Landscaping Work
Exterior Painting
Interior Painting
Arch Design Plans
Plumbing
Demo Work and Clean Up
Plumbing Fixtures
Outside Concrete Work

Building Improvement Highlights:

- New roof in April 2021 (high bay area)
- Brand new 11 HVAC units (AC and heat)
- Brand new sprinkler system
- Primed and repainted entire facility interior and exterior
- New seal on the entire concrete warehouse
- New sky lights throughout the building
- New LED light fixtures throughout
- Brand new, high end offices (6,469 Sq. Ft.) with a CEO suite and VP master office private bathroom
- New plumbing throughout
- Brand new 11 docks with power lifts and screen doors for summer breeze
- New concrete parking in the front, dock area and rear of the facility
- New VIP entry with wide stairs
- New handicap parking access
- New drive-in door

