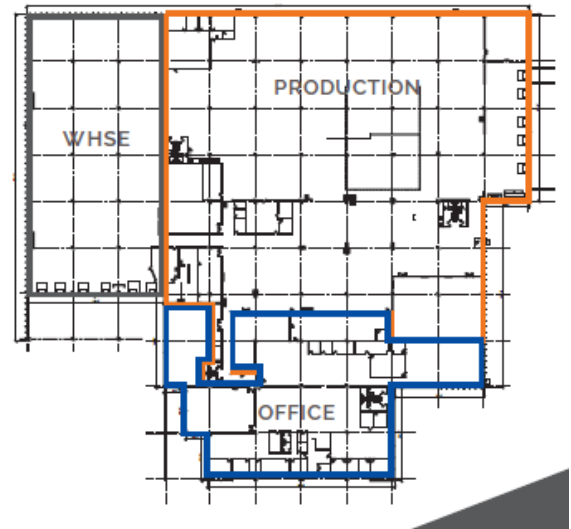




## 2300 Main St, Lino Lakes MN



### General Site Information

Broker	CBRE: Matt Oelschlager (952) 924-4848, matt.oelschlager@cbre.com; John Ryden (952-924-4641), john.ryden@cbre.com; Mike Bowen (952-924-4885), mike.bowen@cbre.com
Location	2300 Main Street, Lino Lakes MN
Size	Total 140,551 SF: 29,642 SF Office, 81,792 SF Production/Clear Warehouse, 28,800 SF High-bay Warehouse
Zoning	L1: Light Industrial
Asking Price	\$6,325,000
Highway Access	0.1 miles to I-35E, 4 miles from I-35W
Air Access	29.7 miles to Minneapolis St. Paul International Airport, 10 miles from Anoka County-Blaine Airport
Rail Access	No.

Electric Power	Xcel Energy: Single 3-Phase 34.8kV underground service
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Natural Gas	Xcel Energy: 4 inch service line
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Water	16 inch: City of Lino Lakes, 600 Town Center Pkwy; 651.982.2400
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Sewer	21 inch: City of Lino Lakes, 600 Town Center Pkwy; 651.982.2400
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Telecom/Fiber	Comcast Business Internet 1 Gig provides 1000 mbps upload, and 35 mbps download speeds.
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	Comcast Business, Century Link, Arvig; unlimited fiber capacity - 144+ strands
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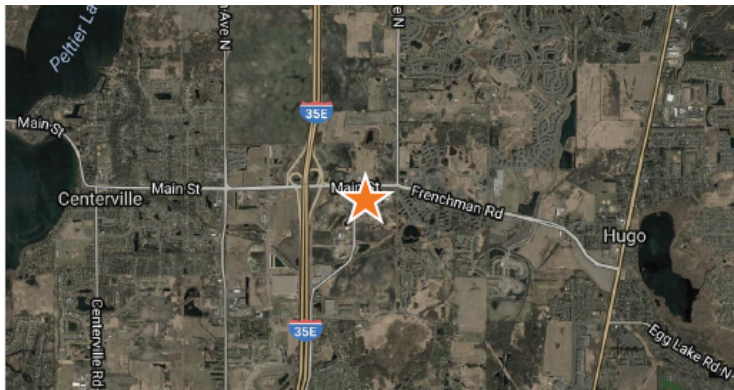
# 2300 Main Street, Lino Lakes MN

## Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	N/A
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Park Master Plan	N/A	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	N/A	Endangered Species Assessment	N/A

## General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



### Economic Development Contact:

**Name:**

Michael Grochala  
Community Development Director  
City of Lino Lakes

**Address:**

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600 Town Center Parkway  
Lino Lakes, MN 55014

**Email:** [Mgrochala@linolakes.us](mailto:Mgrochala@linolakes.us)
**P:** 651.982.2427

### Xcel Energy Contact:

**Name:**

Ryan Bruers  
Manager  
Corporate Economic Development

**Address:**

Xcel Energy  
401 Nicollet Mall 07  
Minneapolis, MN 55401

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**P:** 612.321.3186

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