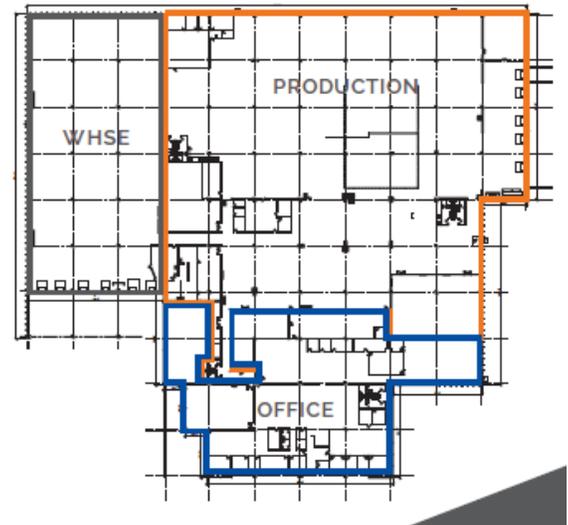




2300 Main St, Lino Lakes MN



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. |

Utilities

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

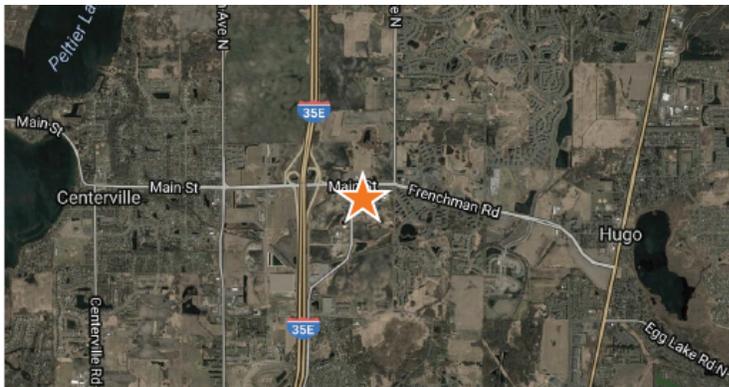
2300 Main Street, Lino Lakes MN

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:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

Email: 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

Email:

Ryan.L.Bruers@xcelenergy.com

P: 612.321.3186

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