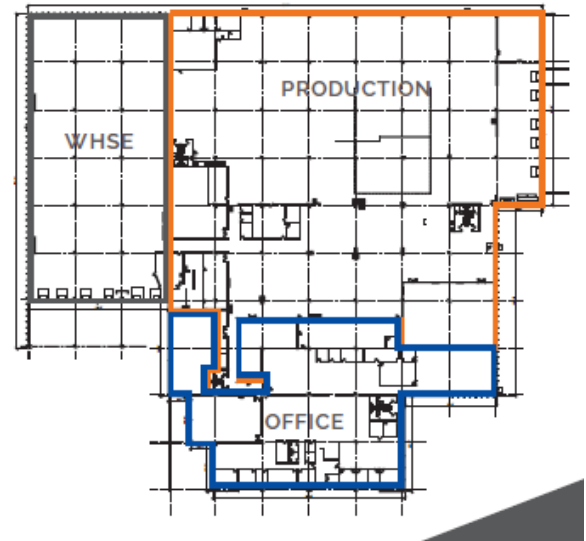


2300 MAIN STREET, LINO LAKES, MN

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	2300 Main Street, Lino Lakes, MN
Owner Representative	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
Size	Total 140,551 SF: 29,642 SF Office, 81,792 SF Production/Clear Warehouse, 28,800 SF High-bay Whse.
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 Served	No rail access

UTILITY INFORMATION

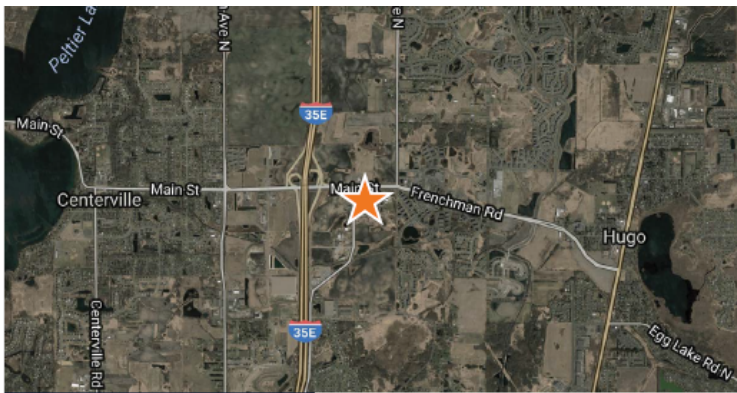
Electric Power	Xcel Energy. Single 3-Phase 34.8kV underground service
Natural Gas	Xcel Energy. 4 inch service line
Water	City of Lino Lakes. 16" water line
Sewer	City of Lino Lakes. 21" sewer line
Telecom/Fiber	Comcast Business Internet 1 Gig provides 1000 mbps upload, and 35 mbps download speeds. Comcast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

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
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

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

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