

INDUSTRIAL BUILDING

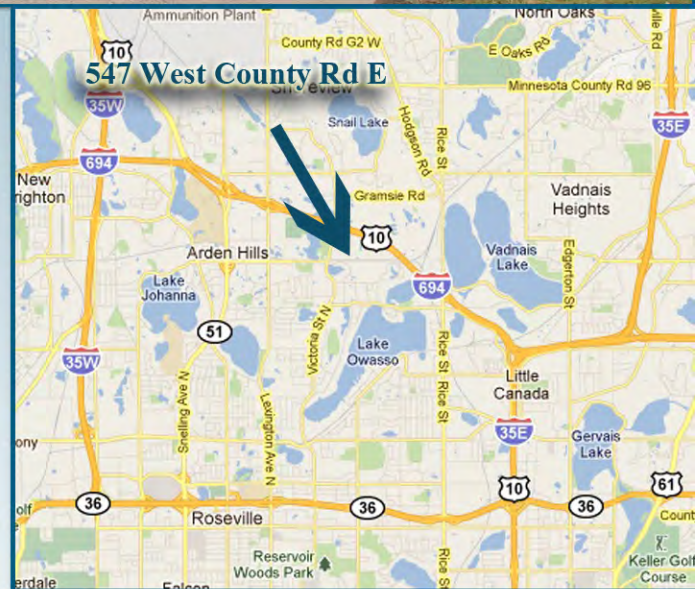
547 WEST COUNTY RD E, SHOREVIEW, MN 55126

FOR SALE OR LEASE

FANTASTIC OUTDOOR STORAGE



- 5,400 SF Office/6,400 SF MFG/11,800 SF Total
- Fantastic access to entire metro area / I694, Hwy10 I35W and I35E
- Air-Conditioned Office I35W and I35E
- Fantastic outdoor storage
- Gas, Radiant Heat
- 400 Amp Three Phase Power
- Total Site size 1.86 Acres



ERSI

*ESSENCE
REAL ESTATE
SERVICES INC*

(651) 482-1871

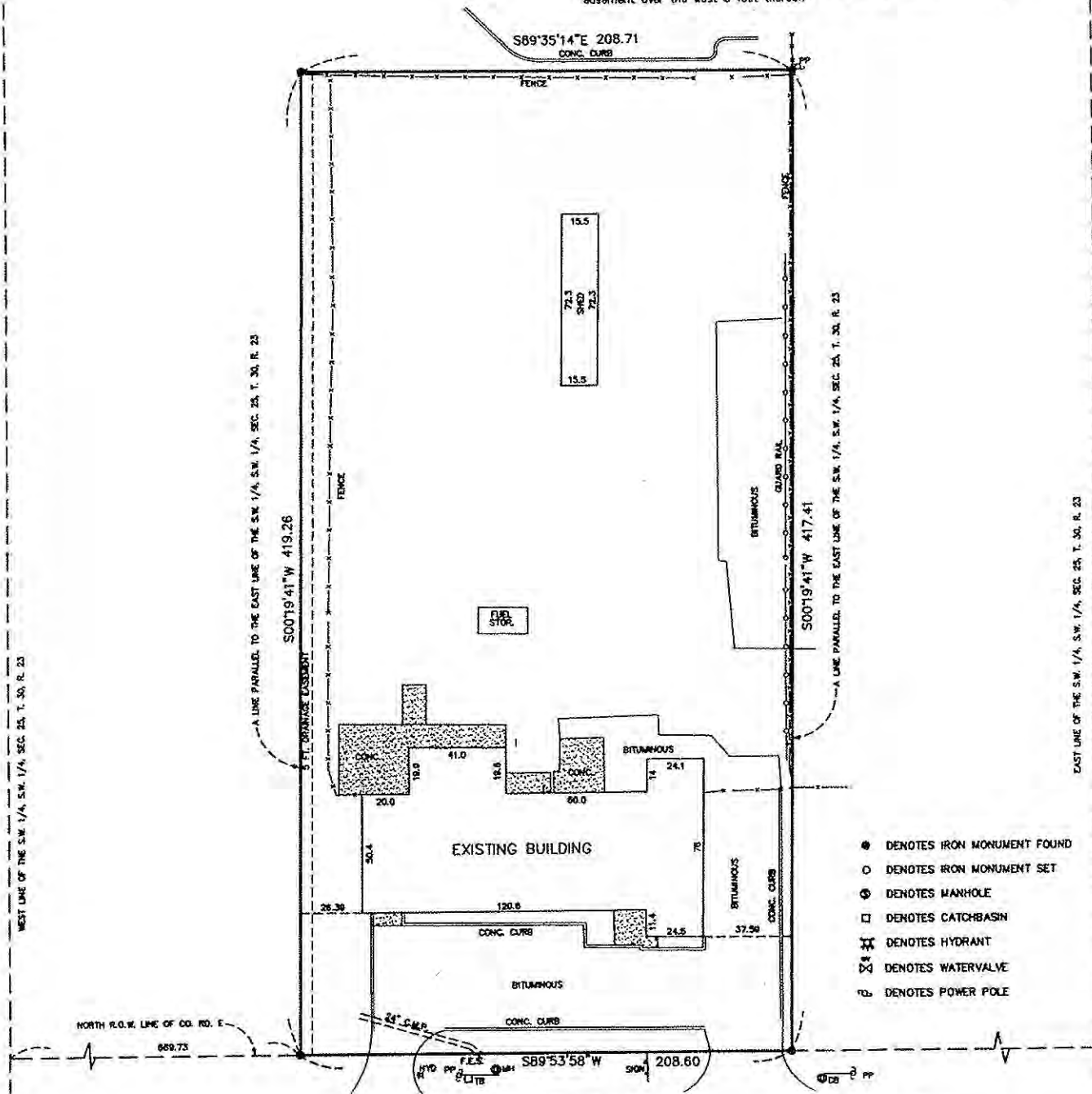
www.essencerealestate.com

Commercial / Industrial Brokers / Consultants

Information deemed reliable however not guaranteed. Property may be withdrawn from market at anytime without notice.

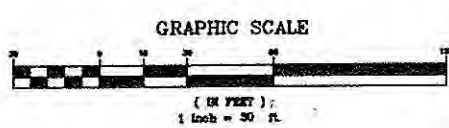
CERTIFICATE OF SURVEY FOR; ASPHALT SPECIALTIES

DESCRIPTION:
That part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 30 North, Range 23 West, Ramsey County, Minnesota described as follows:
Beginning at a point on the north right-of-way line of County Road "E" distant 869.73 feet east of the west line of said Southwest Quarter of the Southwest Quarter as measured along said right-of-way line; thence north, parallel with the east line of said Southwest Quarter of the Southwest Quarter, 417.4 feet; thence east, parallel with said north right-of-way line, 208.7 feet; thence south, parallel with the east line of said Southwest Quarter of the Southwest Quarter, 417.4 feet; thence west, along the north right of way line, 208.7 feet to the point of beginning. Subject to drainage easement over the west 5 feet thereof.



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES MANHOLE
- DENOTES CATCHBASIN
- ⊕ DENOTES HYDRANT
- ⊗ DENOTES WATERVALVE
- ⊞ DENOTES POWER POLE

COUNTY ROAD E



Total area of the property = 87,285 square feet
Total green space = 12,137 square feet

THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST WHICH HAVE NOT BEEN SHOWN. CONTACT GOMPER STATE ONE CALL AT 434-0002 FOR EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION.

CARLEY-TORGERSEN, INC.
LAND SURVEYORS
(651) 484-3301
SUITE 703
70 WEST COUNTY ROAD "C"
LITTLE CANADA, MN. 55117
TORGERSEN, INC.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
David E. Torgersen
David E. Torgersen, P.L.S.
Minn. Reg. No. 17551 Date 8-10-00

Revision Date _____ Book No. _____ Job No. 2000-126 File No. 9737