



INNOVATION FROM THE GROUND UP

For Sale

3596 Shoreline Drive
Orono, Minnesota

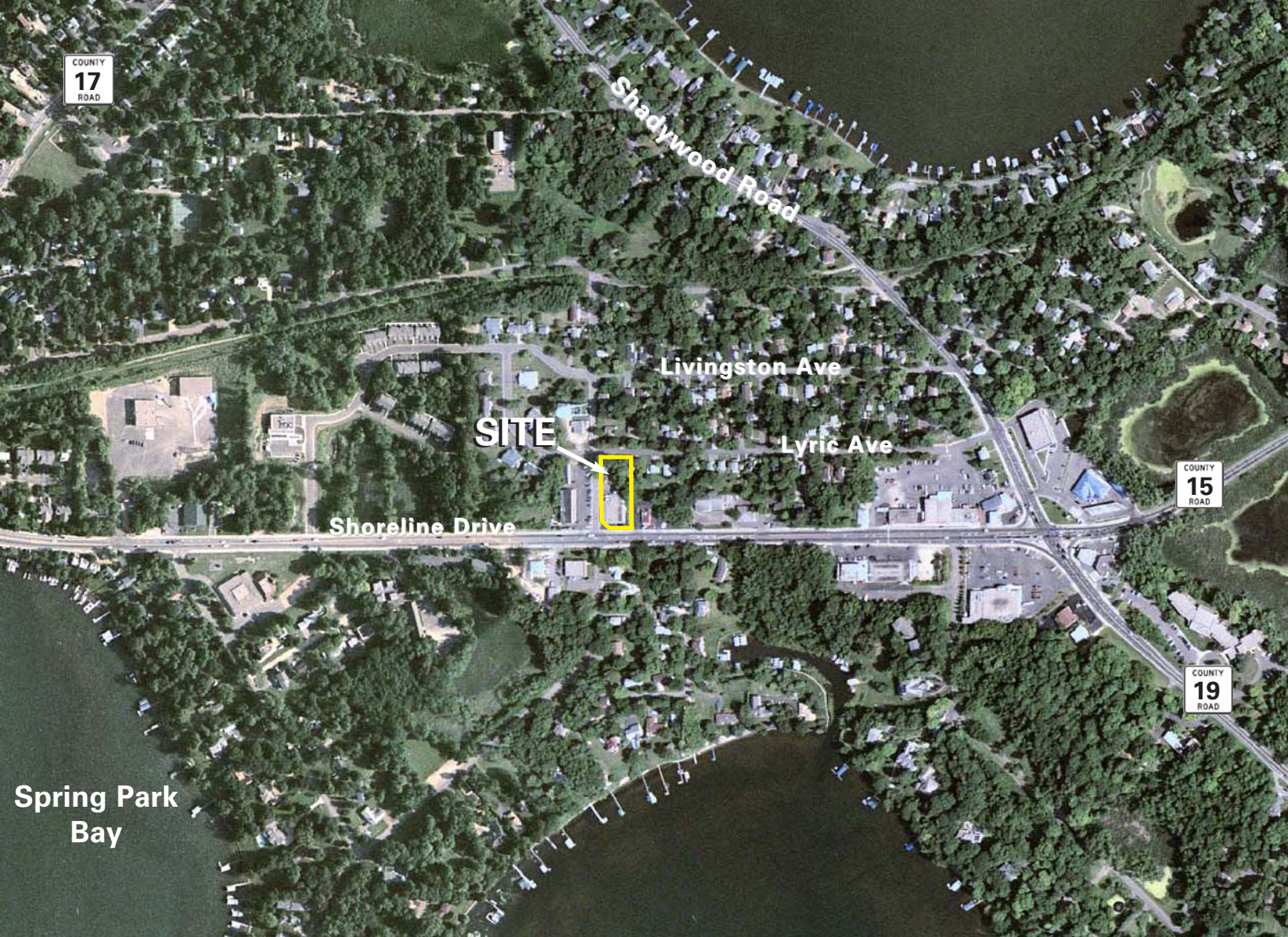
- 7,285 total building square feet
- High visibility/traffic location
- Works for retail users
- New roof installed in 1999
- Ability to multi-tenant
- All service doors & overhead doors replaced in the past few years
- Surrounded by high end residential "Lakes" market
- Well kept clean environment



For more information contact:

Brian Netz
952.897.7736
bnetz@welshco.com

Kevin Simons
952.897.7871
ksimons@welshco.com



For more information contact:

Brian Netz
952.897.7736
bnetz@welshco.com

Kevin Simons
952.897.7871
ksimons@welshco.com



3596 Shoreline Drive For Sale

Building Address:	3596 Shoreline Drive Orono, Minnesota
Building Square Feet:	7,285 square feet total
Currently Available:	7,285 square feet total 1,075 square feet of office 6,210 square feet of warehouse
Minimum Divisible:	2,560 square feet
Lot Size:	.62 acres
2009 Taxes:	\$14,357.50
Clear Height:	11'
Loading:	Two (2) drive-ins
Net Rental Rates:	\$9.75 per sq. ft. office \$4.75 per sq. ft. warehouse
2009 (est.) CAM & Tax:	\$2.50 psf
Sale Price:	\$900,000 (\$123.00 psf)
Amenities:	<ul style="list-style-type: none">• High visibility/traffic location• Could be converted easily to retail• New roof installed in 1999• Can be multi-tenanted easily• All service doors & overhead doors replaced in the past 3 years• Surrounded by high end residential taxes market• Well kept clean environment

Brian Netz

- 952.897.7736
- bnetz@welshco.com

Kevin Simons

- 952.897.7871
- ksimons@welshco.com

www.welshco.com

4350 Baker Road, Suite 400
Minnetonka, MN 55343

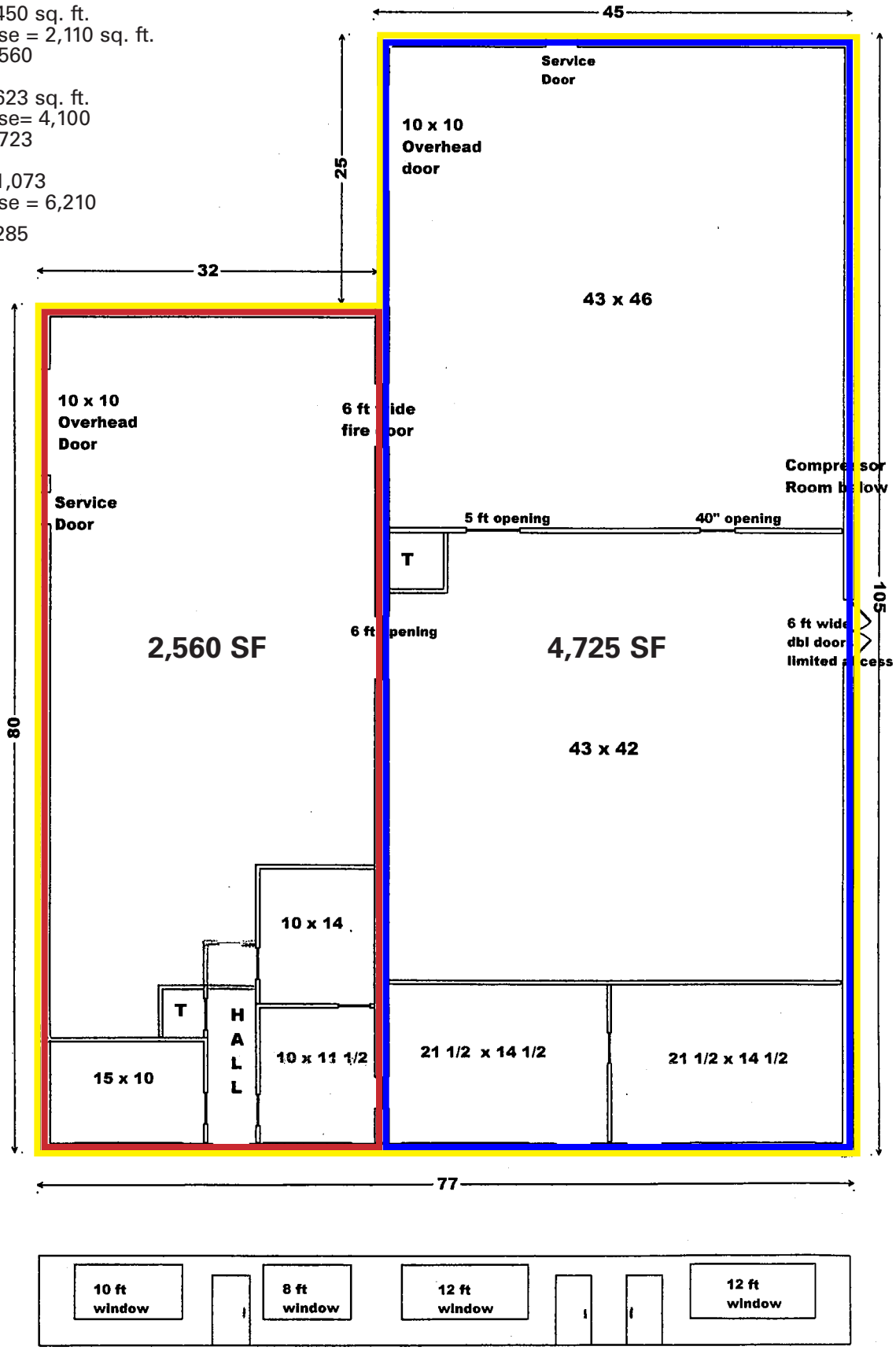
Tel: 952.897.7700

Fax: 952.842.7700

Red Office = 450 sq. ft.
warehouse = 2,110 sq. ft.
total = 2,560

Blue Office = 623 sq. ft.
warehouse = 4,100
total = 4,723

Yellow Office = 1,073
warehouse = 6,210
total = 7,285



All dimensions approximate

**3596 SHORELINE DRIVE
ORONO**