

Pilot Flex Center

14771 Energy Way | Apple Valley, MN

OFFICE / WAREHOUSE



Highlights

- 2,515 SF Office/Warehouse Suite
- Convenient Apple Valley Location
- County Road 42 / Johnny Cake Ridge Road Vicinity
- 100+ Surface Parking
- Drive-in Loading
- Complementary Tenant Mix
- Zoned BP Business Park
- High Occupancy

Surrounding Area



Average Daily Traffic Volumes:

- County Road 42: 30,000 VPD
- Pilot Flex Road: 22,200 VPD
- Combined: 52,200 VPD
- Approximately 5 Miles from I-35 Split

Demographics*:

| Miles | 1 | 3 | 5 |
|-----------------|---------|---------|---------|
| Population | 7,486 | 82,519 | 173,566 |
| Avg Income (\$) | 109,017 | 113,340 | 117,421 |
| Households | 3,001 | 30,481 | 63,281 |

*2020 Estimates

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen

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Broker is related to building owner

Jodi Walfoort

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Associate Broker



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com
2999 W. County Rd. 42, Suite 206, Burnsville, MN 55306

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All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built:

- 2008

Total Building Rentable Area:

- 33,033 SF

Suites Available:

- 2,515 SF Suite:
 - ~1,500 SF Office & ~1,000 SF Climate Controlled Warehouse

Clear Heights:

- 15' Clear Height in Warehouse
- 10' Ceiling Height in Office

Price:

- Negotiable, Annual, NNN

Real Estate Taxes and Operating Expenses:

- \$5.99 per SF, 2022, Estimated
- (Excludes metered utilities, phone, cable, internet, janitorial.)

Terms of Lease:

- 5 Years or Longer Preferred

Parking:

- 100+ Surface Parking Spaces

Zoning:

- BP Business Park District

Fire / Life / Safety:

- Fire Suppression System Throughout Building
- Monitored 24/7/365

Building Construction:

- Masonry with Steel Truss
- Office Floor Thickness: 3"
- Warehouse Floor Thickness: 4"
- Roof Construction: Ballasted Membrane

HVAC:

- Rooftop Mounted HVAC Units Supply Office Areas
- Gas Fired Unit Heaters Supply Warehouse Areas

Utility Services:

- Xcel Energy / Center Point Energy
- Frontier / Comcast

Electrical:

- 120/208
- 3-phase

Building Amenities:

- Building Signage Available
- Professionally Managed by EFH Realty Advisors, Inc.
- Drive-in Loading

Area Amenities:

- Less than 2 miles to Cedar Avenue (Hwy 77)
- ~5 Miles to I-35 Split
- Located in Desirable Industrial Park
- Densely Populated / Close to Large Employee Base



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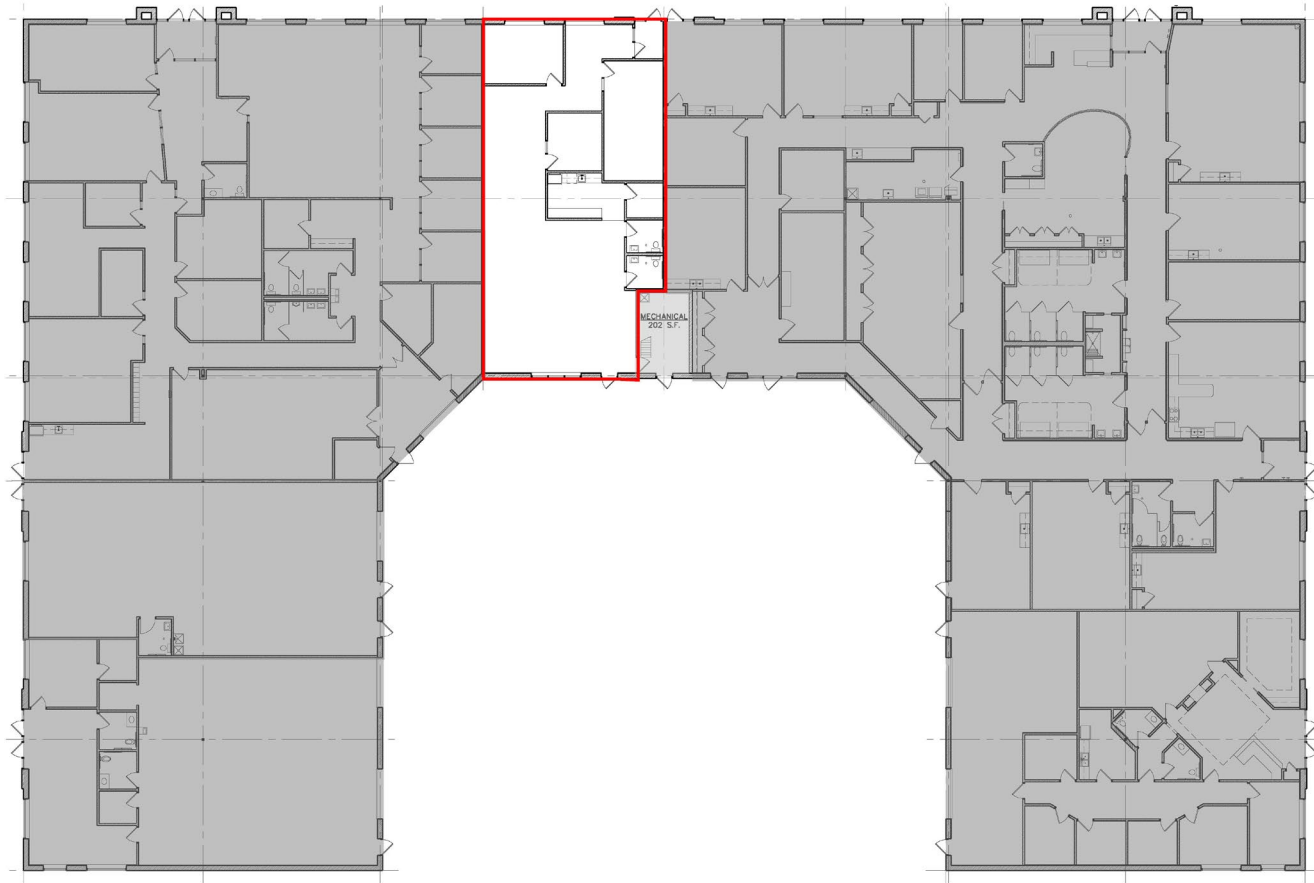
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Floor Plan



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City of Apple Valley

Pro-Business Community

The City of Apple Valley is an energetic community located about 20 minutes south of downtown Minneapolis and St. Paul and 15 minutes south of the Minneapolis / St. Paul Airport and the Mall of America. Cedar Avenue runs through the heart of Apple Valley, linking with Interstates 35e and 494.

A pro-business community of 50,000 residents, the City of Apple Valley has an established vibrant economy and a well-educated workforce. Centrally located at the crossroads of major highways County Road 42 and Cedar Avenue in the South Metro. The city of Apple Valley provides a firm foundation for businesses to plant, grow and prosper. Apple Valley was named by Money Magazine as one of the "Best Places to Live" in 2007, 2008, 2010, and 2013 due in part to our vibrant local economy and amenities.



Commercial Activity

Most of the city's commercial activity is located in the downtown near the intersection of County Road 42 and Cedar Avenue. Business activity is guided by the Economic Development Authority (EDA), promoting the economic, commercial, housing, and industrial development and redevelopment of the city.

<https://www.ci.apple-valley.mn.us/108/Economic-Development>



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