

**BUILDINGS FOR SALE**

BUILDING NAME ADDRESS	CONTACT INFORMATION	BUSINESSES	BUILDING/PROPERTY SIZE	YEAR BUILT	ZONING	SALE PRICE	SIGNAGE & AMENITIES
 <b>16075 HIGHWAY 13</b> 16075 Highway 13 Prior Lake, MN 55372	John Bizal Midwest Military Metals (952) 440-8778	Midwest Military Metals	8,400 1.9 Acres	1960	C-2 General Business	-	-
 <b>DORREL-TORSCH BUILDING</b> 5448 Cottonwood Lane Prior Lake, MN 55372	Ryan Krzmarzick Welsh Companies (952) 897-7872 <a href="mailto:rk@welshco.com">rk@welshco.com</a>		6,960 (1,992 office) (4,968 warehouse) 1.21 acres	1995	C-3 Business Park	\$750,000 (\$107.76 psf)	Exterior signage Floor drain Expandable by 6,000 sq. ft. 200Amps/208 Volt, 3-phase power 2 12' x 12' drive in doors 2 dock doors
 <b>GATEWAY CENTER</b> 5119 Gateway Street Prior Lake, MN 55372	Matt Klein Colliers MN (612) 347-9362 <a href="mailto:mklein@ctmt.com">mklein@ctmt.com</a>	Snyder Drug Napa Auto Parts Prior Lake Shoe Repair Kate & Company	24,937	1979	C-2 General Business	\$10.00 psf	
 <b>PRIOR LAKE BUSINESS CENTER</b> 16873 Fish Point Road Prior Lake, MN 55372	Ryan Krzmarzick Welsh Companies (952) 897-7872 <a href="mailto:rk@welshco.com">rk@welshco.com</a>		<b>OPTION 1:</b> 4,385 sq. ft. office 32,348 sq. ft. warehouse 9,816 sq. ft. mezz, 2 drive-ins 3 docks with levelers <b>OPTION 2:</b> 4,500 sq. ft. mezz 4,500 sq. ft. production 12,900 sq.ft. warehouse 1 dock with leveler, 1 drive in	1995	C-3 Business Park	Option 1: \$2,695,000 (\$57.09 psf)  Option 2: \$1,270,000 (\$58.00 psf)	19' ceiling height 600 amps/240 volts 3-phase system Great owner/user investment Owner will consider leaseback of 25,000 sq. ft.. Seller has timing limitations for a building sale.
 <b>River Bluff Professional Building</b> 14033 Commerce Avenue Prior Lake, MN 55372	Kevin O'Neill Welsh Companies (952) 897-7724 <a href="mailto:koneill@welshco.com">koneill@welshco.com</a>		10,000	1985	C-1 Neighborhood Commercial		Building Signage Available Excellent visibility
 <b>16151 Main Avenue (Mary Vierek)</b> 16151 Main Avenue Prior Lake, MN 55372	Deno Howard Minnesot Premier Realty (612) 210-1593 <a href="mailto:denoh@integraonline.com">denoh@integraonline.com</a>		5900 sq ft Showroom/Front Office 2295 sq ft Lower Level Storage Total SF: 8195 sq ft		TC Town Center	\$499,000	Building Signage Signage facing Main Ave.
 <b>16161 Main Avenue Prior Lake, MN 55331</b>	Deno Howard Minnesot Premier Realty (612) 210-1593 <a href="mailto:denoh@integraonline.com">denoh@integraonline.com</a>		Main Floor 1008 sq ft Lower Level 1008 sq ft 2nd Floor Apartment 1008 sq ft Total SF : 3024 sq ft		TC Town Center	\$349,000	Front Signage Signage Facing Main Ave.