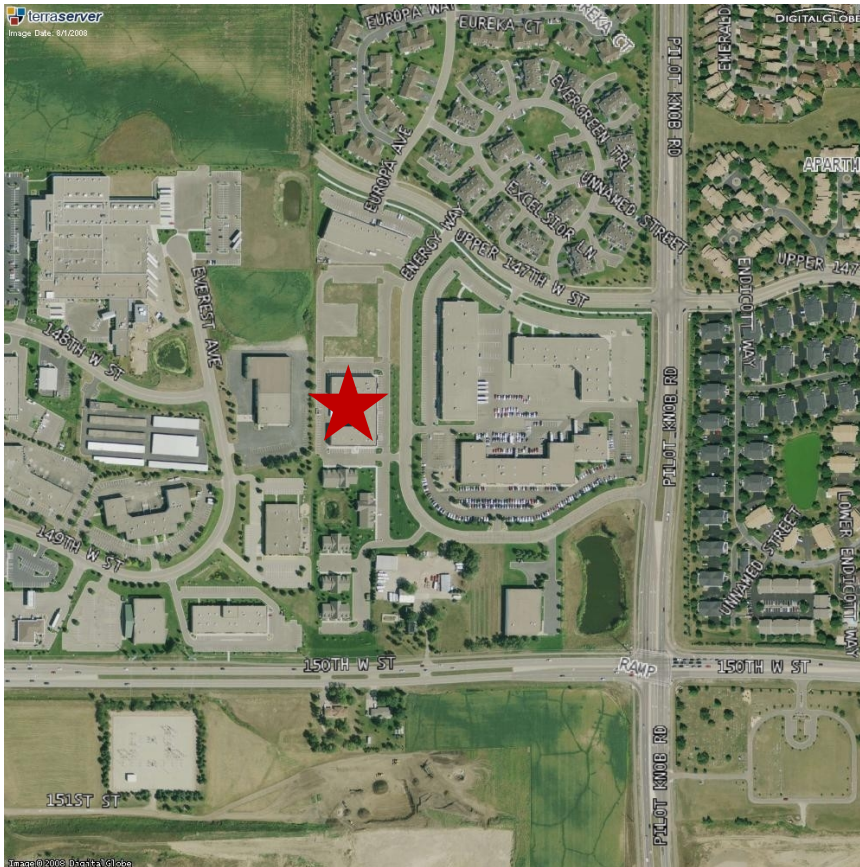


Pilot Flex Center



LOCATION:
Apple Valley, MN

SITE SIZE:
2.6 acres

BUILDING USE:
Office/Showroom/Retail
/Warehouse

COMPLETION DATE:
April, 2009

TENANTS INCLUDE:
Midwest Special
Services, Celadon
Systems

**GENERAL
CONTRACTOR:**
EFH Co.

ARCHITECT:
DJR Architecture, Inc.

Pilot Flex Center is available for sale or lease. It is conveniently located just off of County Road 42 between Johnny Cake Ridge Road and Pilot Knob Road.

This location is zoned Light Industrial.

Pilot Flex Center serves the surrounding residential area with a convenient office and warehouse location and has strong area demographics.



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Commercial Real Estate Services
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All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PILOT FLEX CENTER I
APPLE VALLEY, MINNESOTA



Address:	14771 Energy Way
Year Built/Renovated:	2007
Floors:	1
Total Building Rentable Area:	33,300 s.f.
Total Available:	15,000 s.f.
Floor Size:	33,300 s.f.
Net Rate:	Office: \$10.00 NNN Warehouse: \$ 4.75 NNN
Operating Expenses and Real Estate Taxes:	\$4.00
R/U Factor:	N/A
Parking:	75 spaces
Elevators:	N/A
Fire Life/Safety:	Fully sprinklered
Building Amenities:	Attractive 1 story light industrial building Abundant parking Drive in docks available
Area Amenities:	Close to Pilot Knob Road & County Road 42 Minutes from restaurants and retail Situated on 2.35 acres

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