

49,616 Total RSF

COMMERCIAL PROPERTY | FOR SALE

Excellent Visibility on I-35 | Industrial Zoning



FOR SALE | ASKING PRICE: NEGOTIABLE

308 SW 15TH ST, FOREST LAKE, MN 55025

PROPERTY HIGHLIGHTS:

- Sizes: Main School - 40,816 RSF (Two floors - 20,408 SF floorplate); Gymnasium: 8,800 RSF | 26'-29' clear height;
Total SF: 49,616 RSF
- Land: 2.72 acres
- Ages: Main School: built in 1970 (Fully Renovated in 2021); Gymnasium: built 2014 (gym is connected to main school)
- Zoning: B-3 Limited Industrial Business District
- 104 Parking Stalls
- Elevator (Renovated in 2025)
- Power: 3-phase, 120/208v, 1,200 amps
- ADA Compliant; ADA Ramp Installed

- **Asking Price: Negotiable**

KEY FEATURES:

- Excellent I-35 highway visibility (eastbound)
- Full interior renovation completed in 2021
- Roof and HVAC systems replaced in 2021
- Well-maintained 104-stall parking lot
- Full gymnasium w/ regulation-sized basketball court, hardwood floors, and built-in bleacher system
- Multi-purpose cafeteria / commons area
- Fitness room, music room & support spaces
- Ample single-stall bathrooms
- Ideal for school, church, nonprofit, industrial, auto dealer, medical, or office use

FOR INFORMATION, CONTACT:

MIKE HARTMAN

mhartman@twinrealtyinvest.com | M: 612-508-6019



49,616 Total RSF | FOR SALE

308 SW 15TH ST, FOREST LAKE, MN 55025



Gymnasium (8,800 RSF)



Multi-Purpose Commons / Cafeteria



Main Entrance Lobby



Interior Corridor

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FOREST LAKE, MN | EXCELLENT I-35 VISIBILITY | 2.72 ACRES

LOCATION HIGHLIGHTS:

- Directly visible from I-35 (eastbound side)
- Forest Lake, MN – Washington County
- Adjacent to Forest Lake Industrial Park
- Access via 15th St SW
- Near US-61 and Hwy 8 interchange
- ~30 miles north of downtown Minneapolis
- Forest Lake pop. ~18,000; growing market
- Adjacent to Walmart, and within 1 mile of ample retail (e.g. Starbucks, Chipotle, Keys Café, Target, Applebee's)

IDEAL BUYER PROFILE:

- Charter School / Private School / Religious School
- Community Center or Nonprofit Organization
- Light Industrial User
- Auto Dealership
- Mixed-Use Redevelopment

PROPERTY SUMMARY

Address: 308 SW 15th St, Forest Lake, MN 55025

Total SF: 49,616± RSF on 2.72 Acres

Year Built: 1970; Fully Renovated 2021

Zoning: B-3 Limited Industrial Business

Parking: 104 Stalls



Fitness Room



Music Room

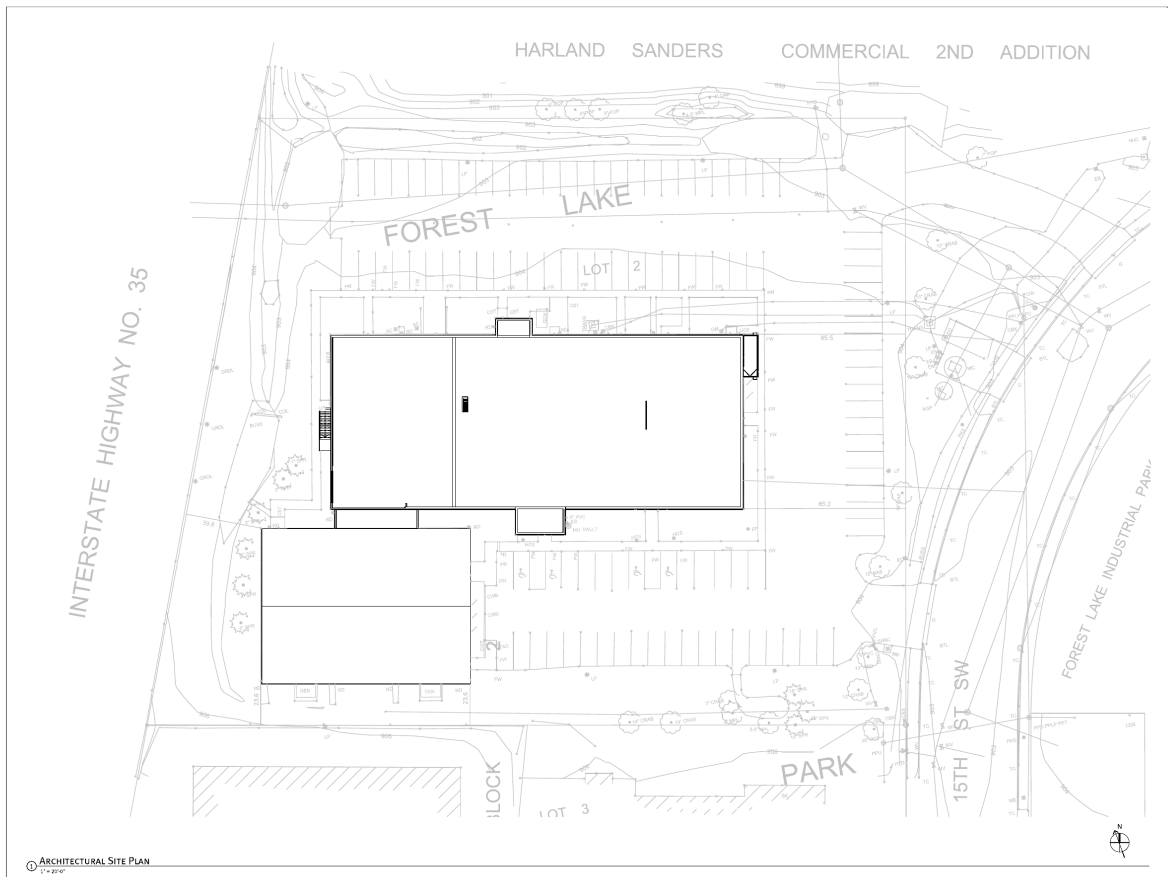
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FLOOR PLANS & SITE DRAWING

ARCHITECTURAL SITE PLAN (AS-BUILT)



NORTH LAKES ACADEMY HIGH SCHOOL
308 SW 15TH ST
FOREST LAKE, MN 55025

project # 2020020
date 2/2/2021 2:58:21 PM
drawn by J.S.H.
checked by J.S.H.

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

signature: *J.S.H.*
name: JAMES HARTMAN, P.A., LEED AP, AIA
reg. # 21110
exp. date: 12/31/2023

Bid Pack #2
MAY 7TH, 2021

revision / sheet no.	date
001 / 001	2/2/2021

ARCHITECTURAL SITE PLAN
sheet # **A1.2**

FLOOR PLANS - 1ST & 2ND FLOOR

LIFE SAFETY ANALYSIS									
GENERAL INFORMATION					ANALYSIS				
PROJECT NAME	NORTH LAKES ACADEMY HIGH SCHOOL				DATE	2/2/2021			
PROJECT NO.	2020020				SCALE	AS SHOWN			
PROJECT LOCATION	308 SW 15TH ST, FOREST LAKE, MN 55025				DESIGNER	DSGW ARCHITECTURE			
PROJECT TYPE	SCHOOL				CLIENT	STATE OF MINNESOTA			
PROJECT PHASE	CONSTRUCTION				PROJECT LEADER	JAMES HARTMAN			
PROJECT STATUS	UNDER REVIEW				PROJECT MANAGER	JAMES HARTMAN			
PROJECT CONTACT	JAMES HARTMAN				PROJECT ARCHITECT	JAMES HARTMAN			
PROJECT PHONE	612-508-6019				PROJECT ENGINEER	JAMES HARTMAN			
PROJECT FAX	612-508-6019				PROJECT CONSULTANT	JAMES HARTMAN			
PROJECT EMAIL	jhartman@dsgw.com				PROJECT SPECIALIST	JAMES HARTMAN			
PROJECT WEBSITE	www.dsgw.com				PROJECT DESIGNER	JAMES HARTMAN			
PROJECT ADDRESS	308 SW 15TH ST, FOREST LAKE, MN 55025				PROJECT CHECKER	JAMES HARTMAN			
PROJECT CITY	FOREST LAKE, MN				PROJECT APPROVER	JAMES HARTMAN			
PROJECT STATE	MINNESOTA				PROJECT REVIEWER	JAMES HARTMAN			
PROJECT ZIP	55025				PROJECT SIGNATURE	JAMES HARTMAN			
PROJECT COUNTY	HENRIETTA COUNTY				PROJECT DATE	2/2/2021			
PROJECT DISTRICT	DISTRICT 1				PROJECT TIME	10:00 AM - 4:00 PM			
PROJECT WARD	WARD 1				PROJECT COST	\$10,000,000			
PROJECT NEIGHBORHOOD	NORTH LAKES ACADEMY				PROJECT BUDGET	\$10,000,000			
PROJECT SUBDIVISION	NORTH LAKES ACADEMY				PROJECT PERMIT	2021-001			
PROJECT TRACT	TRACT 1				PROJECT PLAN	2021-001			
PROJECT BLOCK	BLOCK 1				PROJECT SHEET	A1.1			
PROJECT LOT	LOT 1				PROJECT TOTAL	100			
PROJECT UNIT	UNIT 1				PROJECT TOTAL	100			
PROJECT ROOM	ROOM 1				PROJECT TOTAL	100			
PROJECT AREA	AREA 1				PROJECT TOTAL	100			
PROJECT VOLUME	VOLUME 1				PROJECT TOTAL	100			
PROJECT WEIGHT	WEIGHT 1				PROJECT TOTAL	100			
PROJECT LENGTH	LENGTH 1				PROJECT TOTAL	100			
PROJECT WIDTH	WIDTH 1				PROJECT TOTAL	100			
PROJECT HEIGHT	HEIGHT 1				PROJECT TOTAL	100			
PROJECT DEPTH	DEPTH 1				PROJECT TOTAL	100			
PROJECT DIAMETER	DIAMETER 1				PROJECT TOTAL	100			
PROJECT RADIUS	RADIUS 1				PROJECT TOTAL	100			
PROJECT CURVATURE	CURVATURE 1				PROJECT TOTAL	100			
PROJECT SLOPE	SLOPE 1				PROJECT TOTAL	100			
PROJECT ELEVATION	ELEVATION 1				PROJECT TOTAL	100			
PROJECT TEMPERATURE	TEMPERATURE 1				PROJECT TOTAL	100			
PROJECT HUMIDITY	HUMIDITY 1				PROJECT TOTAL	100			
PROJECT PRESSURE	PRESSURE 1				PROJECT TOTAL	100			
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PROJECT ACCELERATION	ACCELERATION 1				PROJECT TOTAL	100			
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PROJECT ROTATION	ROTATION 1				PROJECT TOTAL	100			
PROJECT TRANSLATION	TRANSLATION 1				PROJECT TOTAL	100			
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