



1 PREMIER DRIVE

LONG LAKE, MINNESOTA 55356

26,820 SF

BUILDING SIZE

100% Available
&
MOVE-IN
READY!

\$3,200,000

\$119.31 / SF



Royce Durhman, CCIM

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Drive-In Loading & Heavy Power

4 drive-in doors, 800+ amps of 3-phase power

Clear Height

Up to 20 ft. clear in warehouse/mfg.

Immediately Available

Property is move-in ready

Ample Parking

77 off-street stalls on 1.39 acres

100% Temperature Controlled

9 New HVAC Units in 2019- 100% heated & cooled

OVERVIEW

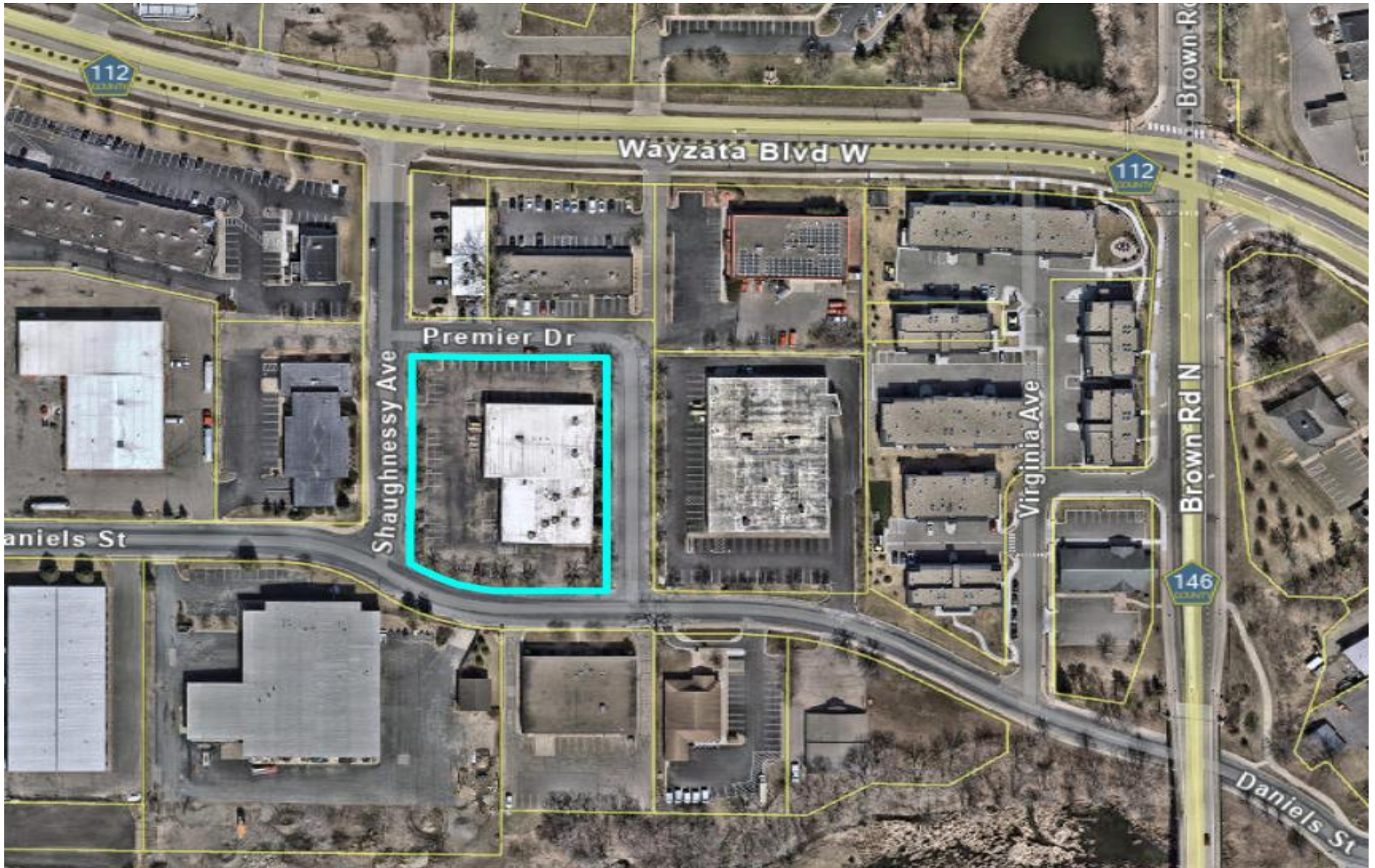
1 Premier Drive is a 26,820 SF industrial building in Long Lake, formerly occupied by a printing company and now 100% available. All 26,820 SF — office, manufacturing/tech, and warehouse — is immediately available for a single owner-user, or the building can be demised for multiple tenants. Drive-in loading and heavy 3-phase power make the building well suited to a wide range of industrial users. The site is conveniently located minutes from Hwy 12 and less than 10 minutes from I-494 and I-394.

PRICE	\$3,200,000 (\$119.31 / SF)
Building Size	8,738 SF Office 14,083 SF Mfg./Tech 3,999 SF Whse. — 26,820 SF Total
Space Available	26,820 SF (100%)
Occupancy	100% Available — Immediate Possession at Closing
Acres	1.39 Acres
Year Built	1984 Original, 1996 Addition
Property Taxes	\$54,065.13 (2026)
Parking	77 off-street stalls
Zoning	I-1 Industrial
Clear Height	12-20 ft. Clear Height Mfg./Tech Area has dropped ceiling at 12 ft., but could be demo'd to 20 ft. clear throughout) 20 ft. Warehouse
Loading	4 drive-in doors
Power	Heavy 3-phase power
Roof & HVAC	New rubber membrane roof (2019); 9 new RTUs (2019); Fully Heated and Cooled Building
Fire Suppression	100% sprinkled building

A rare, owner-user opportunity in the Lake Minnetonka industrial corridor — flexible space, heavy power, and drive-in loading, ready for immediate occupancy.

SITE PLAN

1 PREMIER DRIVE | LONG LAKE, MN 55356

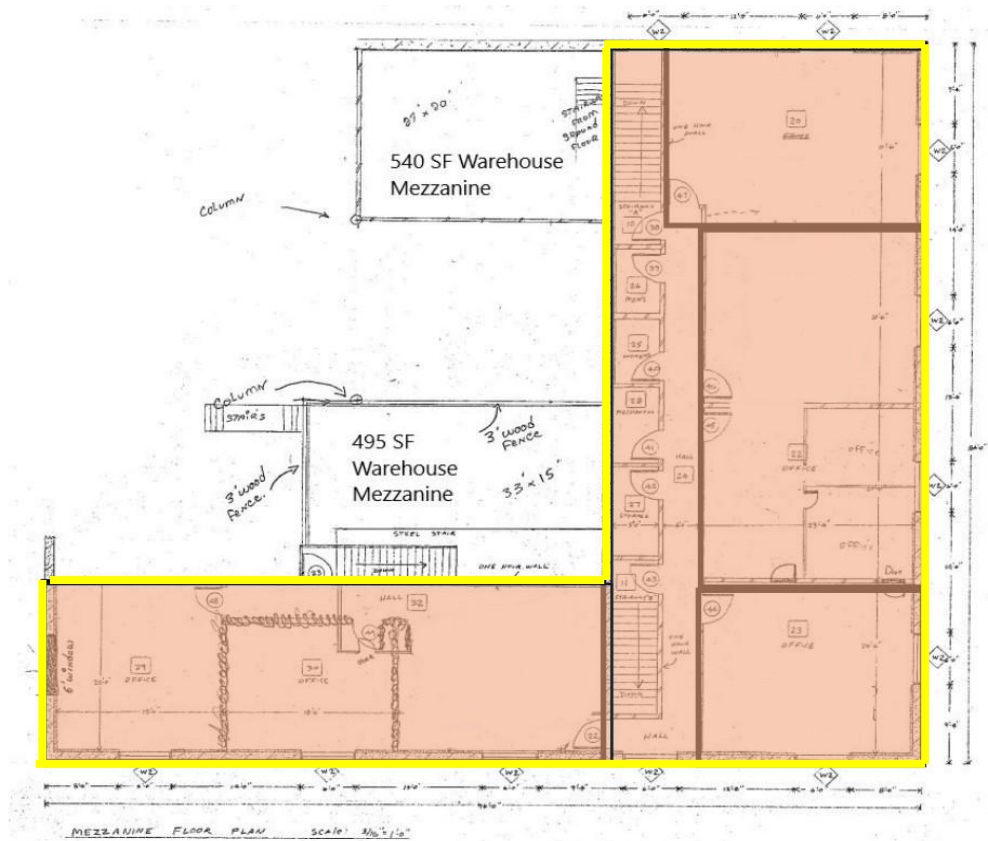


1ST LEVEL FLOOR PLAN

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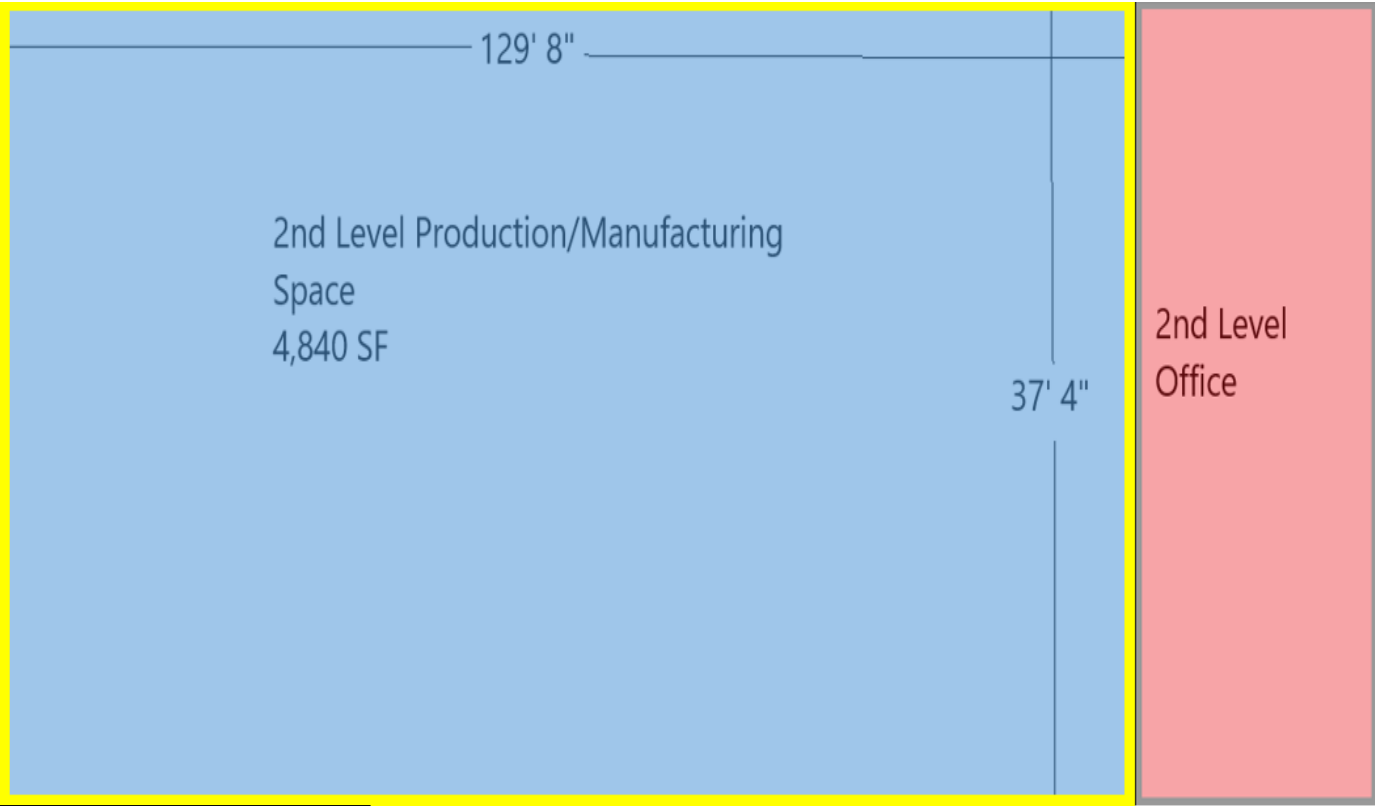
2nd Level Office



1st Level



2nd Level Manufacturing



Stairs
from 1st floor Manufacturing

1st Level



EXTERIOR PHOTOS

1 PREMIER DRIVE | LONG LAKE, MN 55356





WAREHOUSE SPACE

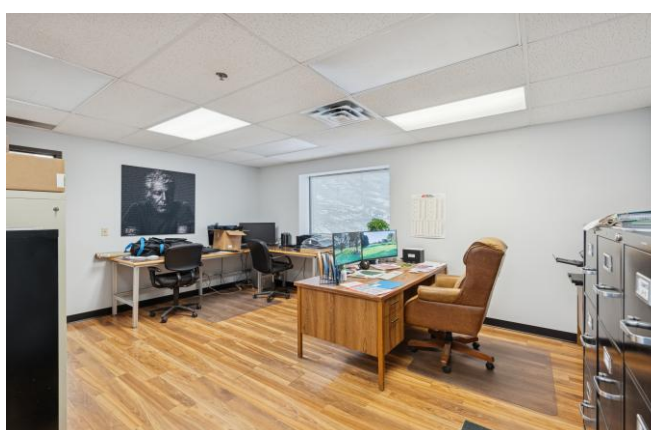
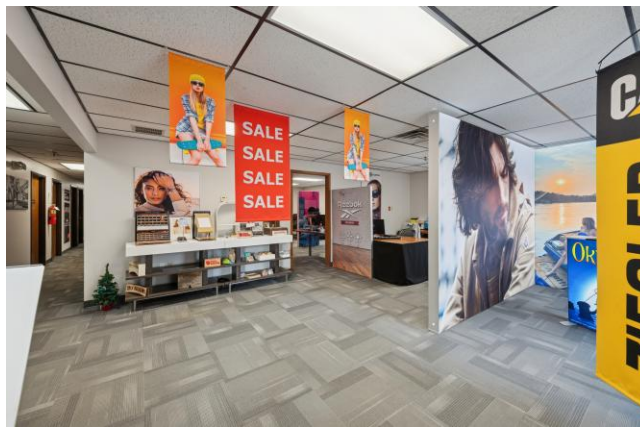
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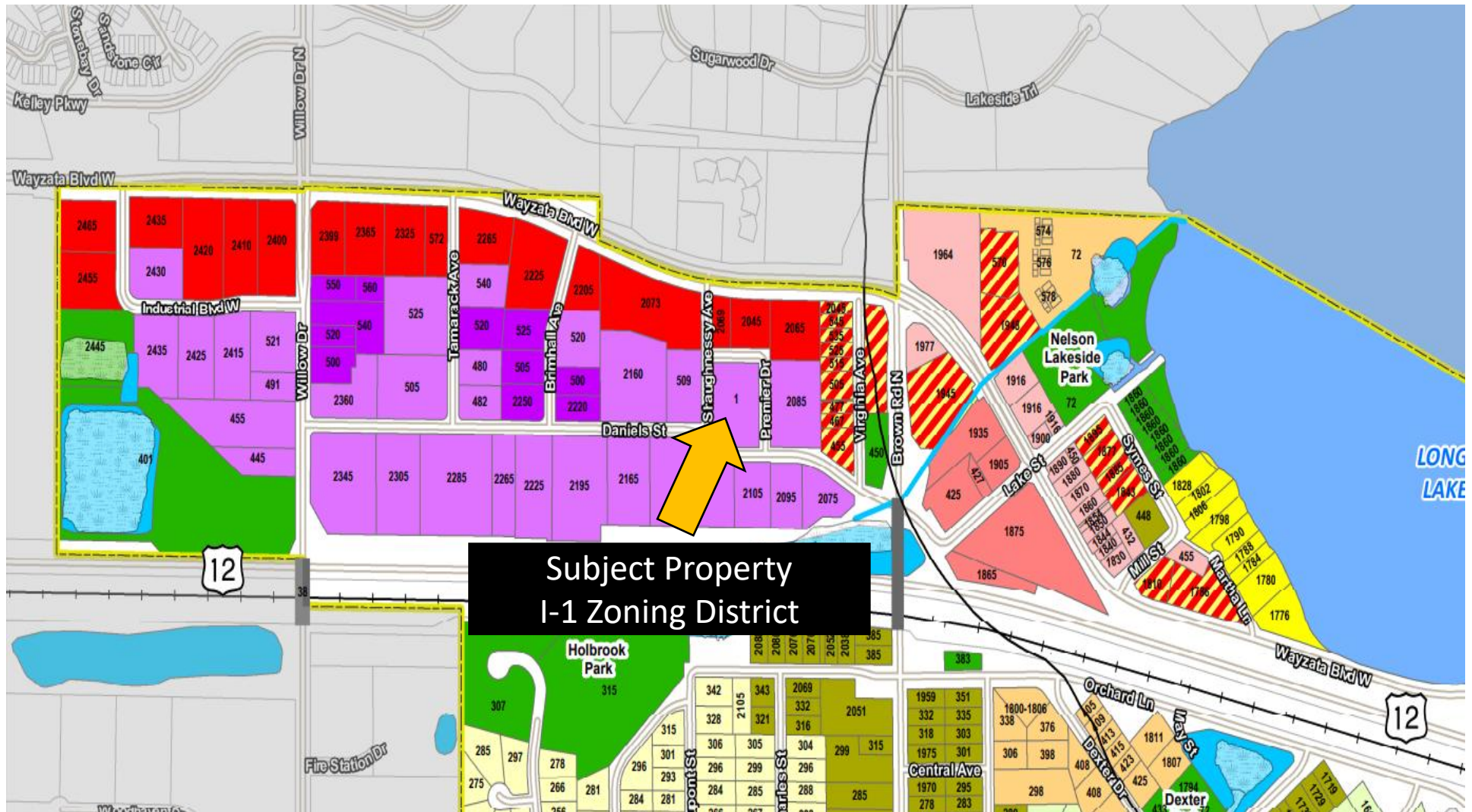


Space shown as occupied. Building is now delivered 100% available and move-in ready.

OFFICE SPACE

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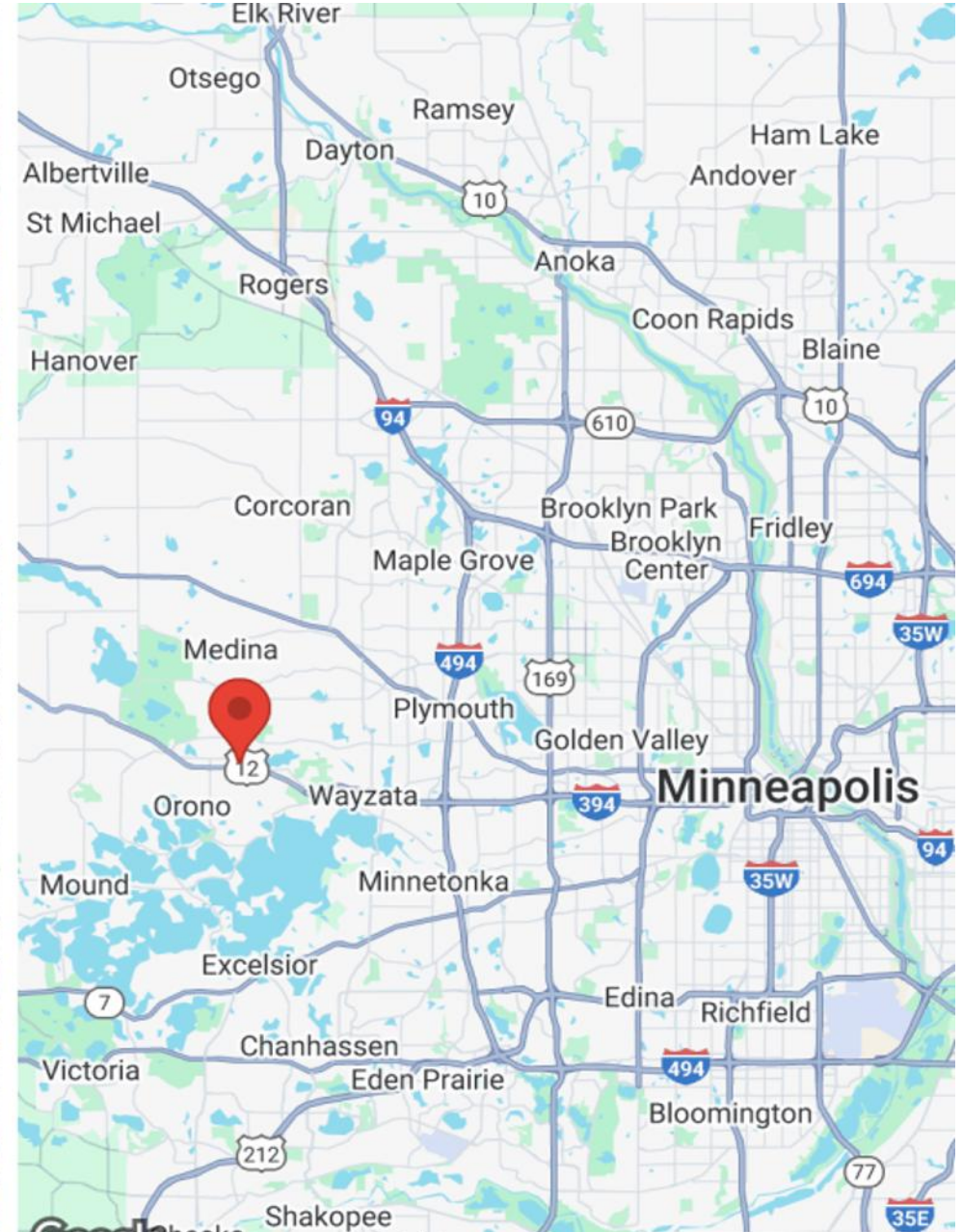
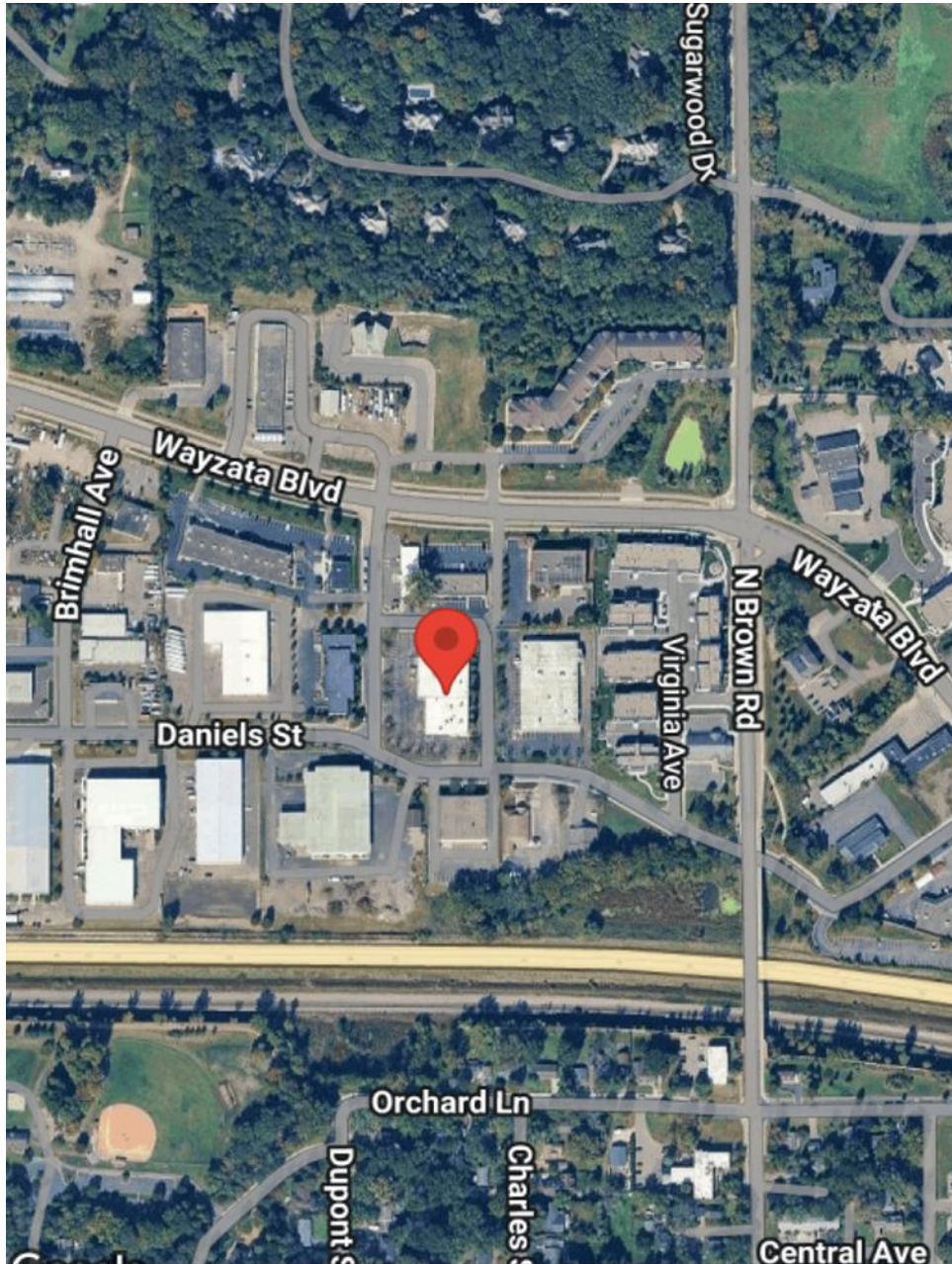




Subject Property: I-1 Industrial District. For more information on permitted uses, visit the City's Municipal Code at longlakemn.gov/media/2681

LOCATION OVERVIEW

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