



COMMERCIAL REALTY SOLUTIONS

**For Sale  
Industrial  
Property**

**Highway 10**

16030 Central Ave NE

**HAM LAKE**

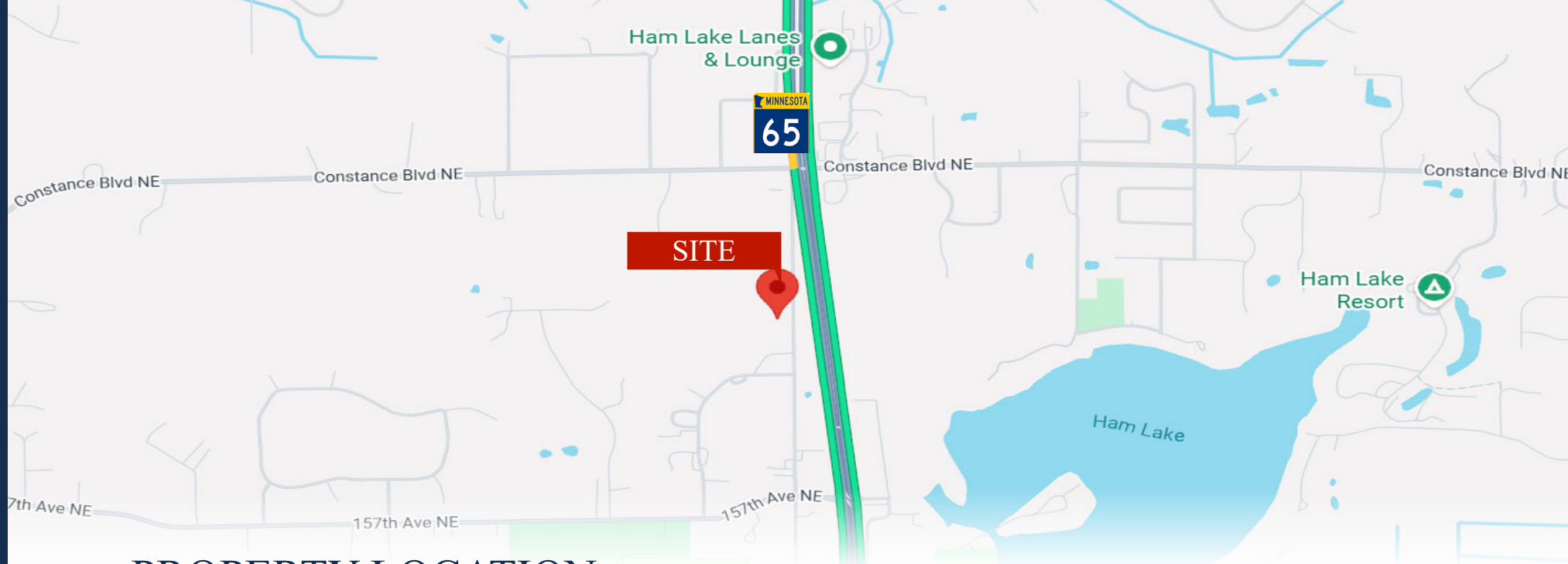
**Industrial Property**

**Sales Price: \$1,695,000.00**

**Building Size: 17,800/sf Acres: 4.48**

16030 Central Ave NE, Ham Lake, MN 55304

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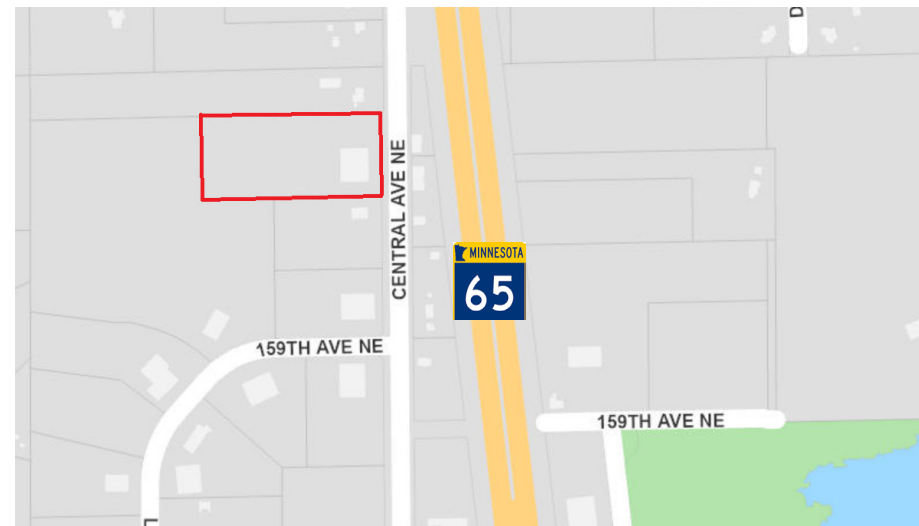


## PROPERTY LOCATION

- \* West of Hwy 65
- \* 8.5 Miles to Hwy 10 / 610
- \* Great Highway Visibility
- \* Easy Access to Highway 65 Corridor
- \* Businesses in the Area:  
Dollar General, Mansetti's Pizza, Speedway,  
North Side Honing, Wings & Things Taxidermy,  
North Oak Enterprises, Site One Landscape Supply,  
O'Reilly Auto Parts, Great Clips, Scooter's Coffee,  
Ham Lake Lanes & Lounge and more.

## TRAFFIC COUNTS - 2025

\* Hwy 65 - 29,188 VPD



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## PROPERTY OVERVIEW

16030 Central Ave NE, Ham Lake, MN

Sales Price

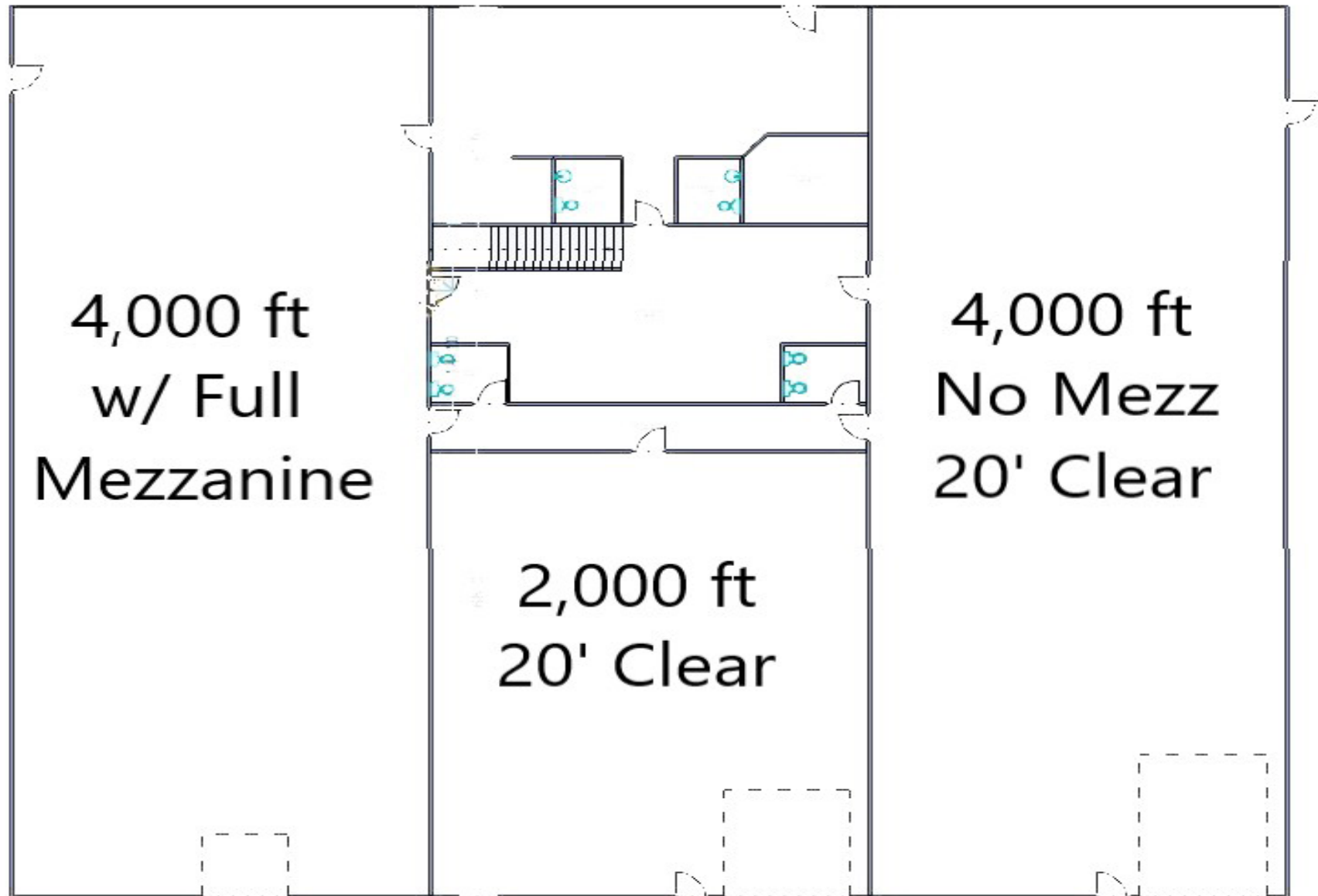
\$1,695,000.00

|               |                      |
|---------------|----------------------|
| Building Size | 17,800/sf            |
| Lot Size      | 4.48 Acres           |
| County        | Anoka                |
| PID           | 17-32-23-31-0005     |
| 2026 Taxes    | \$30,283.00          |
| Zoned         | IP - Industrial Park |
| Built         | 1985                 |
| Floors        | Two (2)              |
| Tenant        | Single               |

## PROPERTY INFORMATION

- \* Former Cabinetry Facility. Divided into 3 Bays
- \* West Bay: 4,000 ft with 10' Clear, Dock Door with Leveler, and a full 4,000' Mezzanine with 8' Clear.
- \* Middle Bay Office: 2,000 ft with Full Mezzanine. Semi Finished. Four (4) Bathrooms.
- \* Middle Bay Warehouse: 2,000 ft with 20' Clear and 12' x 12' Overhead.
- \* East Bay: 4,000 ft with 20' Clear and 16' H x 12' W Overhead.
- \* Property is on well and septic.
- \* New Forced Air Furnace in 2024.
- \* HVAC: Forced Air, Unit Heaters, Wood Burner Boiler
- \* Electrical: 600 Amp, 3 Phase
- \* Two (2) Overhead Doors; 12 x 12, 12 x 16
- \* One (1) Dock High, 8 x 8 Drive-In
- \* Clear Height: 8, 10 and 20
- \* Parking Spaces: 30

## FLOOR PLAN



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