



For Lease

21630 Hanover Avenue, Lakeville, MN 55044

Manufacturing Facility



- ◆ 26,106 SF (22,000 SF footprint)
- ◇ 4,106 SF Office
- ◇ 4,106 SF Mezzanine
- ◇ 17,894 SF Manufacturing/Warehouse
- ◆ 2.89 Acre Site
- ◆ 3 Docks
- ◆ 2 Drive-Ins
- ◆ Potential Outside Storage
- ◆ Zoned I-2
- ◆ Three Phase Power 120/240v, 1200 amp
- ◆ Seller Financing Option Available
- ◆ The building has a higher concentration of Sprinklers in a portion of the warehouse for high stack plastic storage.
- ◆ The building has an upgraded gas volume pressure and volume.

For more information, contact:

Bruce Rydeen

952.469.9444

brucer@cerron.com

Visit our website to view this property in more detail or other properties Cerron has available at: www.cerron.com

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The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Data Sheet

21630 Hanover Avenue, Lakeville, MN 55044

<u>Building Size:</u>	26,106 SF (22,000 SF footprint)
Office:	4,106 SF
Mezzanine:	4,106 SF
Manufacturing/Warehouse:	17,894 SF
Site:	2.89 Acres
Stories:	1 Level
Location:	Located in the heart of the Airlake Industrial Park, Lakeville, Minnesota
Features:	3 Docks 2 Drive-Ins Potential Outdoor Storage
Power:	Heavy Power 120/240 v, 1200 amps 3 phase
Zoning:	I-2 (General Industrial)
PID#:	22-03300-010-75
Lease Rate:	\$11,500.00/month
Financing Options:	Seller Financing available to Qualified Buyer; Lease Option to Purchase

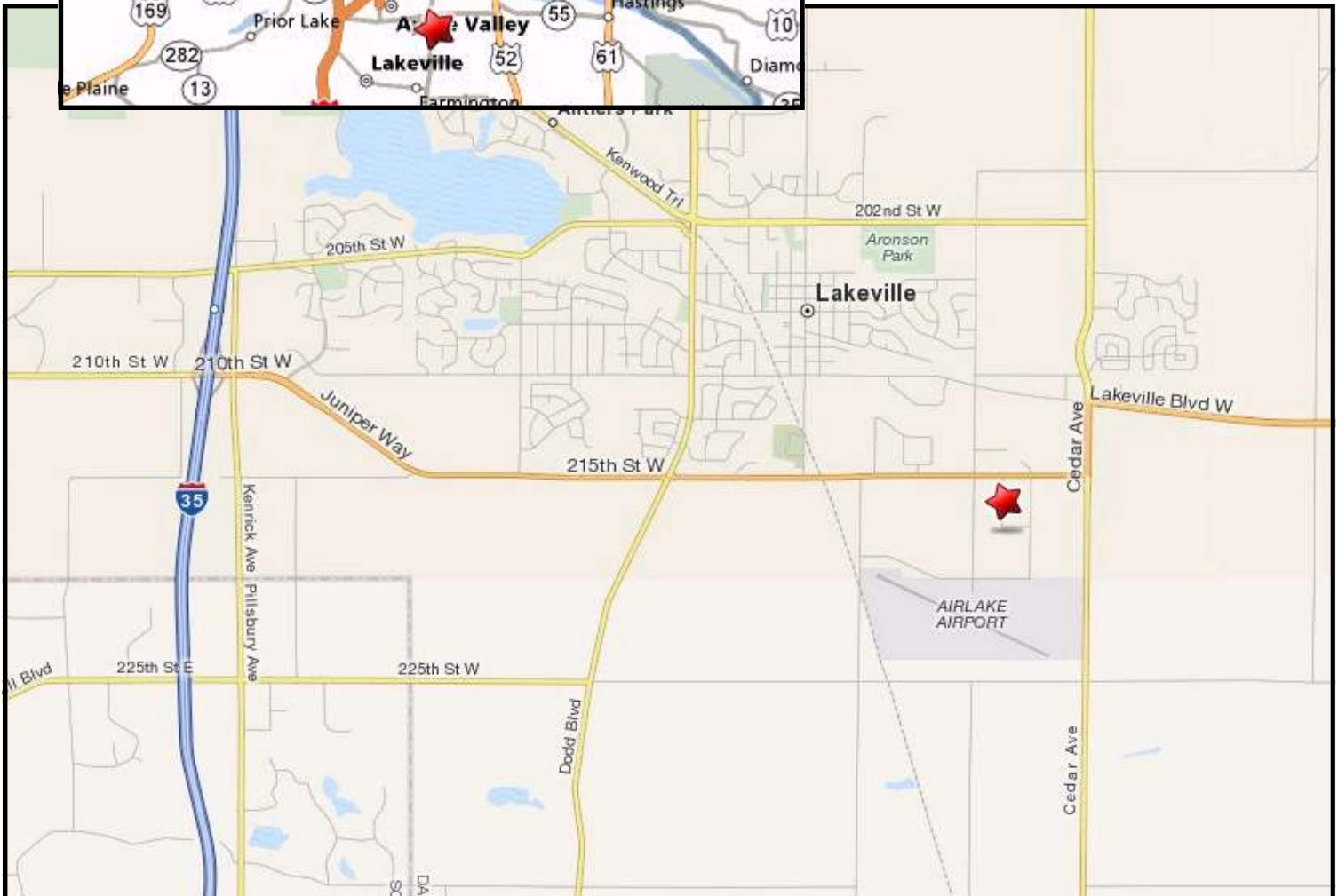
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Location

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Aerial Photo

21630 Hanover Avenue, Lakeville, MN 55044



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Exterior Pictures

21630 Hanover Avenue, Lakeville, MN 55044



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Interior Pictures

21630 Hanover Avenue, Lakeville, MN 55044



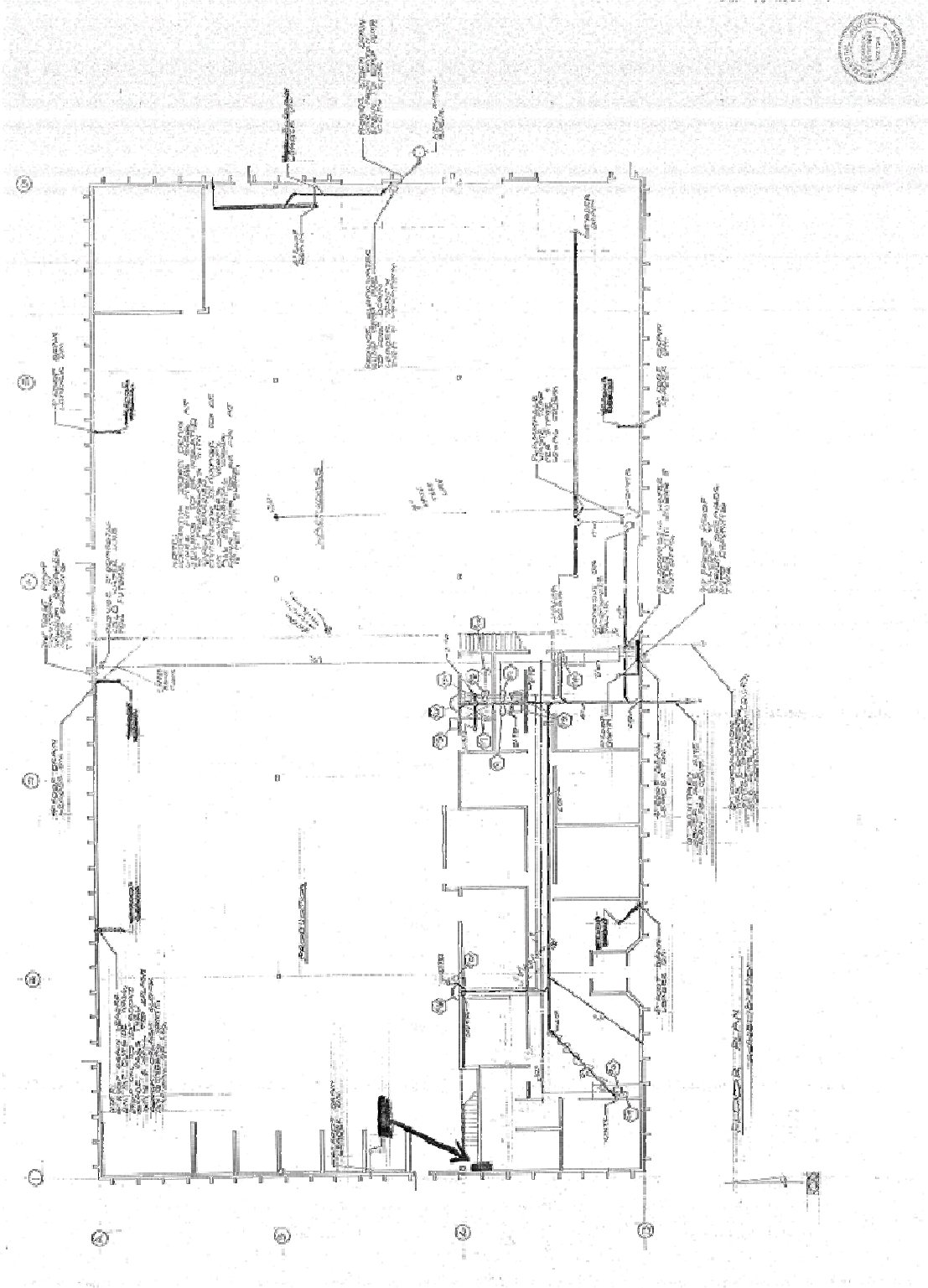
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Floor Plan

21630 Hanover Avenue, Lakeville, MN 55044



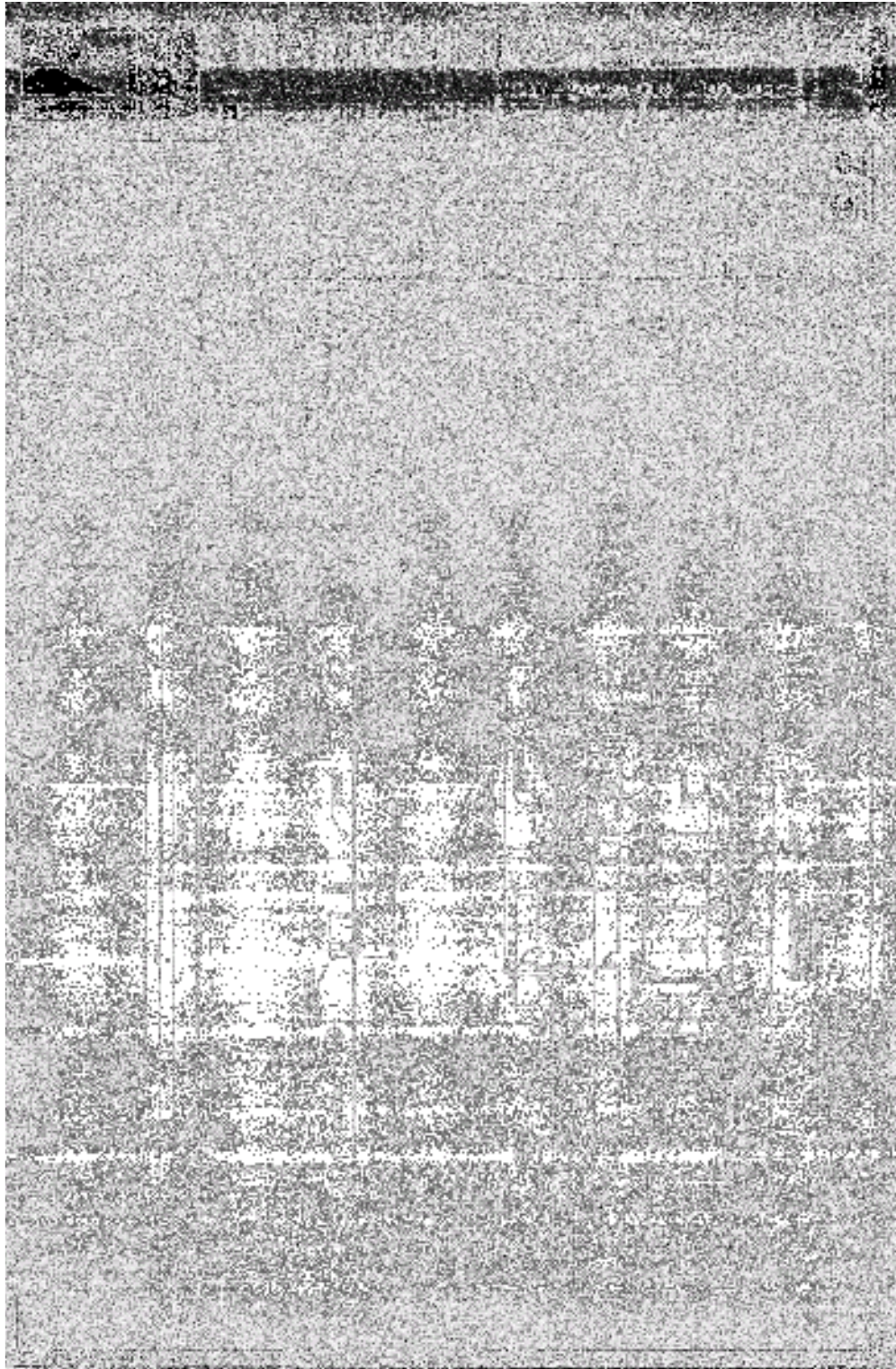
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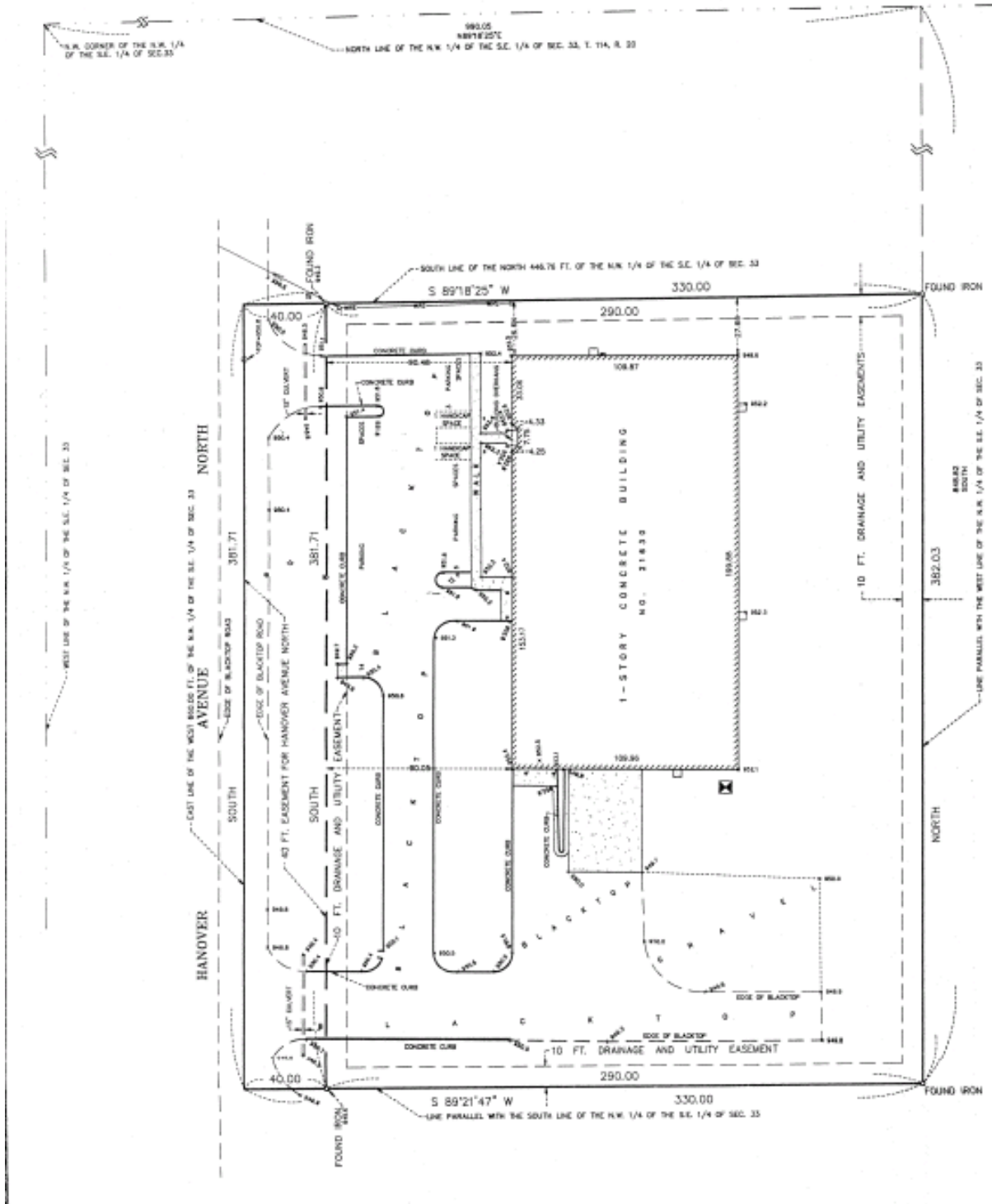
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Site Plan

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Tax Info

21630 Hanover Avenue, Lakeville, MN 55044

Dakota County Real Estate Inquiry

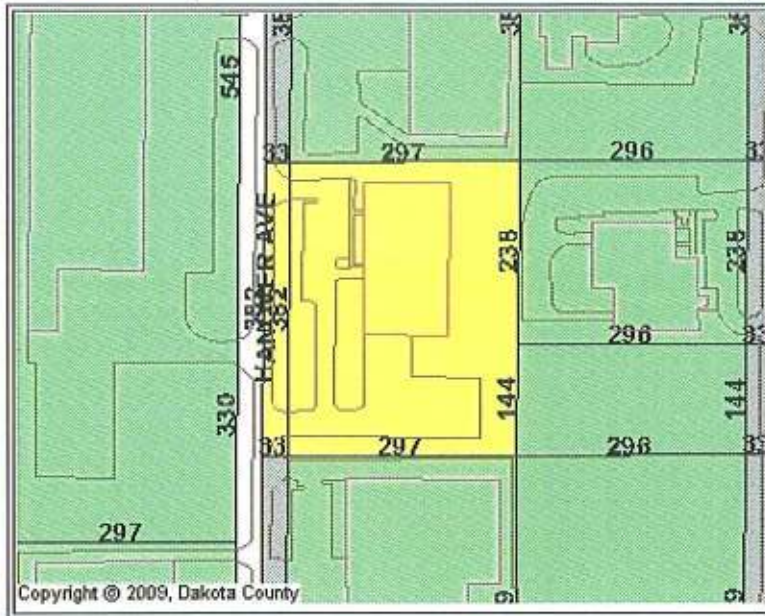
Data Updated 3/12/2009.

[Need Help?](#) [What's New?](#)

Map navigation

Select option and click on map:

Zoom In Zoom Out Pan Identify



Legend

Real Estate Parcels

- Parcels
- Common, Ownership
- Water
- RAW, Easement
- Dedicated RAW

- Tax Parcels
- Market Value
- Recent Sales
- Year Built
- Air Photo
- Torrens
-

Choose ONE search method, enter criteria, and click Go or hit enter key.

House #:

OR

PIN:

[Details](#) [Tax Stub](#) [Statement](#) [Plat](#) [Neighborhood](#) [Birds Eye](#) [Photo](#)

PIN: 22-03300-010-75	2009 Est. Value (Payable 2010): \$1,263,500
Owner: CENTURY REFINING INC	2008 Taxable Value (Payable 2009): \$1,263,500
Address:	Payable 2009 Tax: \$37,960.76
City: ,	Total Acreage: 2.89
	Year Built: 1995

PLEASE READ DISCLAIMER

This application was developed by the Dakota County Office of GIS in cooperation with Assessing Services and the Property Taxation & Records Departments



Click on the Dakota County Logo above to return to the home page

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Property Record Details

Many commonly asked questions about assessment information may be answered at [Understanding Taxes & Values](#).

Note: Click data field headings for further information on each value.

Data Updated 3/12/2009.

PROPERTY ID NUMBER: 22-03300-010-75

FEE OWNER:

CENTURY REFINING INC
% DANIEL M HERSHBERGER
21630 HANOVER AVE
LAKEVILLE MN 55044-7249

PROPERTY ADDRESS:

2009 ESTIMATED MARKET VALUE (PAYABLE 2010)

LAND: \$453,700
BUILDING: \$809,800
TOTAL: \$1,263,500

2009 TAXABLE/LIMITED MARKET VALUE (PAYABLE 2010)

LAND: \$453,700
BUILDING: \$809,800
TOTAL: \$1,263,500

2008 ESTIMATED MARKET VALUE (PAYABLE 2009)

TOTAL: \$1,263,500

2008 TAXABLE/LIMITED MARKET VALUE (PAYABLE 2009)

TOTAL: \$1,263,500

PAYABLE 2009 TAXES

NET TAX: \$37,960.76
SPECIAL ASSESSMENTS: \$0.00
TOTAL TAX & SA: \$37,960.76

LAST QUALIFIED SALE:

DATE:
AMOUNT: \$0

LOT SIZE

R/W ACREAGE: 0.29
TOTAL ACREAGE: 2.89

YEAR BUILT: 1995

SCHOOL DISTRICT: 194

WATERSHED DISTRICT: VERMILLION RIVER

PAYABLE 2010 HOMESTEAD STATUS: NON HOMESTEAD

PAYABLE 2010 ASMT USAGE:
INDUSTRIAL - PREFERRED

2009 BUILDING CHARACTERISTICS (PAYABLE 2010):

TYPE	INDL,MANFG
YEAR BUILT	1995
ARCH/STYLE	
FOUNDATION SQ FT	NOT APPL
FINISHED SQ FT	25880
BEDROOMS	0
BATHS	3
FRAME	C-CONCRETE
GARAGE SQ FT	0
OTHER GARAGE	
MISC BLDG	

PLAT NAME: SECTION 33 TWN 114 RANGE 20

TAX DESCRIPTION: PT NW 1/4 OF SE 1/4 COM NW
COR E 990.05 FT S 848.82 FT
TO PT OF BEG W 330 FT TO E
LINE OF W 660 FT OF NW 1/4
SE 1/4 N 381.70 FT E 330 FT
S 382.03 FT TO BEG
33 114 20

Community Profile for

Lakeville , Minnesota



[Show Map](#)

Overview

Lakeville is a great place to grow a business and serve your market! Lakeville is a well-managed, growing community offering business owners excellent competitive value. As the Southern Gateway to the metro area, Lakeville offers a strategic location, established infrastructure, abundant land at very competitive prices, major transportation systems, a large and growing labor pool enriched by a superior school system, and a safe, quality environment.

Location

County: Dakota
 Region: East Twin Cities Metro
 Distance from Minneapolis: 20
 Distance from nearest MSA*: 0 Miles from Minneapolis-St. Paul MSA
 US Congressional District: 2
 MN Legislative District(s): 36B36A ...
 Web site: www.ci.lakeville.mn.us
 Last Updated: 2/9/2009



Population

Year	2007	2008	2009	2010
Population	22,800	23,200	23,500	23,800
Population Density	120	125	130	135
Population Change	100	100	100	100
Population Change %	0.4%	0.4%	0.4%	0.4%
Population Change	100	100	100	100

Source: U.S. Census Bureau, American Community Survey

Major Employers

Employer	NAICS Products/Services	Employee Count
Lakeville Public School District #194	611110 Elementary & Secondary Schools	1,596

Ryt-Way Industries Inc	722310 Food Service Contractors	688
ConAgra Store Brands	311230 Breakfast Cereal Mfg.	400
Imperial Plastics Inc	325211 Plastics Material & Resin Mfg.	225
Despatch Industries Inc	333994 Indus. Process Furnace & Oven Mfg.	220
City of Lakeville	9211 Executive, Legislative, & Other Gen. Govt. Support	208
Menasha Corp	322211 Corrugated & Solid Fiber Box Mfg.	187
CARQUEST Distribution Ctr	493110 General Warehousing & Storage	175
Berry Plastics	326111 Plastics Bag Mfg.	140
Verified Credentials, Inc.	561450 Credit Bureaus	130
Hearth and Home Technologies	3329 Other Fabricated Metal Product Manufacturing	110
National Polymers Inc	325211 Plastics Material & Resin Mfg.	100
Fusion Culinary Center	311412 Frozen Specialty Food Mfg.	96
J&E Mfg Co	332116 Metal Stamping	77
Di-Hed Yokes (DHY)	332721 Precision Turned Prod. Mfg.	75
View All Employers Listed		

Workforce

	<i>Dakota County</i>	<i>Metro Council (11) Econ Dev Region</i>
Total Employment	220,010	1,527,507
Available Workforce	231,370	1,608,920
Unemployment Rate	4.9%	5.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

Employment By Industry

	<i>Dakota County</i>	<i>Metro Council (11) Econ Dev Region</i>
Natural Resources and Mining	915	3,504
Construction	9,402	61,168
Manufacturing	19,442	178,175
Trade, Transportation and Utilities	62,833	304,185
Information	5,359	43,687
Financial Activities	11,365	133,637
Professional and Business Services	18,904	226,375
Education and Health Services	13,773	233,190
Leisure and Hospitality	16,538	149,215
Other Services	6,968	55,893
Government	19,915	145,923

140 - No Data Available

Source: DEED - Labor Market Information: CIPW Annual Data 2008

Occupations and Wages in Seven County Metro-St Paul, MN

Job Title	Wage/Hr	Job Title	Wage/Hr
Architectural and Engineering Occupations	\$32.50	Healthcare Support Occupations	\$14.20
Arts, Design, Entertainment, Sports, and Media		Installation, Maintenance, and Repair	

Occupations	\$22.89	Occupations	\$32.03
Building and Chemicals Cleaning and Maintenance Occupations	\$12.99	Legal Occupations	\$39.68
Business and Financial Operations Occupations	\$28.01	Life, Physical, and Social Science Occupations	\$31.13
Community and Social Services Occupations	\$19.12	Management Occupations	\$45.38
Computer and Mathematical Occupations	\$35.89	Office and Administrative Support Occupations	\$16.71
Construction and Extraction Occupations	\$28.17	Personal Care and Service Occupations	\$11.67
Education, Training, and Library Occupations	\$20.74	Production Occupations	\$16.70
Farming, Fishing, and Forestry Occupations	\$11.79	Protective Service Occupations	\$16.29
Food Preparation and Serving Related Occupations	\$10.04	Sales and Related Occupations	\$13.78
Healthcare Practitioners and Technical Occupations	\$32.23	Transportation and Material Moving Occupations	\$14.81

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES Second Quarter, 2009

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	Dakota Electric Assn	(651) 463-7134	LaDonna Boyd	(651) 463-6232
Electricity	Excel Energy	(800) 481-4700	Customer Service	(800) 895-4999
Natural Gas	Minnegaseo Reliant Energy	(952) 372-4664	xxx	(612) 372-4727
Natural Gas	Minnesota Energy Resources Corp	1-800-889-9508	Ann Carlson	1-800-889-9508
Wastewater	Metropolitan Council Environmental Svc	(651) 222-8423	Jeff Syme	(651) 602-1422
Water	Lakeville Municipal	(952) 985-4540	Ken Seuer	(952) 985-4581

Water Information

Water Source:	Wells
Storage Capacity:	7,950,000 gal.
Pumping Capacity:	15,400 gal./minute
Average Demand:	4,616,000 gal./day
Peak Demand:	13,230,000 gal./day
Total Water Hardness:	308 ppm
Industrial Water Rate:	Base chg. \$2.75; \$84/1,000 gal.

Wastewater Information

Treatment Type:	Mechanical Plant
Capacity of Plant:	12,000,000 gal./day
Average Flow:	8,500,000 gal./day
Peak Flow:	12,000,000 gal./day
Usage Charge:	Base chg. \$3.20 (minimum 5,000 gal.); \$2.31/1,000

Communications

Telephone Installations

Local Telephone Companies

Telephone Numbers:

Cordless

Telephone Services

Digital Corded Telephones

Local Access Numbers

Internet Connections

(651) 463-1504

Local Central

(651) 463-1504

Fax

Web

Extended Area Service: Yes
 Custom Calling Features: Yes
 Customized Local Area Services: Yes
 Current Technologies: DSL, ISDN, T1, Fiber Optics
 Internet Service:
 Local Public Internet Access Site: Yes
 Multiple Internet Service Providers: Yes
 Special Services: High-Speed Fiber Optics
 Wireless Communications Network(s) Available: Yes

Local Newspapers

Local Newspaper	Telephone	Website
Chaska News-Tribune	952-894-1111	www.chaska.com
Waconia News-Tribune	952-894-1111	www.waconia.com
Worshiper News	952-894-1111	www.worshiper.com
Lakeville ThisWeek-Life & Times	(952) 894-1111	Weekly
Minneapolis Star Tribune	(612) 673-4343	Daily
St. Paul Pioneer Press	(651) 222-5011	Daily
Lakeville SunCurrent	(952) 882-2460	Weekly

Additional Telecommunication Providers

Telecommunication Type	Provider Name	Phone
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Commercial Transportation & Shipping

Highway Information

Interstate	Miles From Community	Load Limit in Tons	Seasonal Limit in Tons
1-35	Within	10	10

Four Lane	Miles From Community	Load Limit in Tons	Seasonal Limit in Tons
Cedar Ave. - Hwy 23	Within	9	9

Other	Miles From Community	Load Limit in Tons	Seasonal Limit in Tons
Co. Rd. 46	Within	9	9
Co. Rd. 50	Within	9	9
Co. Rd. 60	Within	9	9
Co. Rd. 70	Within	9	9

Truck Information

Truck Lines: 394

Truck Terminals: 1

Storage and Warehouse Information

Water Storage: Depth

Rail Information

Inter-Modal Facility: No

Intra-Modal Facility Distance:

Rail Line	Frequency	Equipment Availability	Attachment to Main Line	Passenger Service
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CP Rail	Daily	No	0	No
Progressive Rail Short Line		No		No

Air Service Information

	<i>International</i>	<i>Local/Regional</i>
<i>Name</i>	Mpls/St. Paul Int'l. Airport	Minneapolis Airport
<i>Location</i>	Minneapolis	Minneapolis
<i>Miles to</i>	31	0
<i>Runway/Slurway Length</i>	10,000 feet	4,100 feet
<i>Surface Type</i>	Asphalt	Asphalt
<i>Lighted</i>	Yes	Yes
<i>Customs</i>	Yes	No
<i>Service Type</i>	Chicago, Minneapolis, Seattle, San Francisco, Dallas, Los Angeles	Chicago, St. Paul, Minneapolis, St. Cloud, Duluth
<i>Weather Info Systems</i>	AWOS/MNWAS, SAWRS	AWOS/MNWAS, AWOSIII
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air	

Daily Flights To MSP-Minneapolis-St. Paul Int'l:

Additional Commercial Transportation Providers

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
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Housing & Commercial Activity

Housing Information

Single Family Units:	12,115	Percentage Owner Occupied:	91
Multiple Family Units:	2,369	Median Sales Price:	\$200,000.00
Mobile Homes:	1,092	Median Assessed Value:	---
Number of Units Built Since Last Census:	7,725	Median Rent:	\$807
Number of Residential Building Permits for 2002:	691	Vacancy Rate:	14
Value of Residential Building Permits for 2002:	\$126,134,000		

Source: US Census, 2000

Commercial Activity Information

Number of Commercial Building Permits for 2002:	98
Value of Commercial Building Permits for 2002:	\$19,505,500
Number of Public Building Permits for 2002:	9
Value of Public Building Permits for 2002:	\$10,658,000

County Sales Information

<i>Year</i>	<i>County Sales</i>	<i>County Sales</i>
2002	\$204,000,000	\$6,000,000,000
2001	\$204,100,000	\$6,000,000,000

2004 \$507,852,383

\$6,203,335,056

Source: MN Dept. of Revenue

Business & Community Services

Financial Institutions Information

Name	Phone	Total Assets	Capital as % of Assets
Affinity Plus Credit Union	(651) 291-3700	---	---
Anchor Bank	(952) 985-2200	---	---
Bank of the West	(952) 997-1760	---	---
View All Financial Institutions			

Lodging & Meeting Facilities Information

Facility	Number of Facilities Available	Facility Size	Teleconferencing Available	Teleconferencing Available to Public
Hotel	8	0 rooms	No	No
Motel	4	230 rooms	Yes	Yes
Conference Center	1	132 rooms	Yes	Yes

Additional Lodging & Meeting Facilities

Facility Type	Facility Name	Phone
Conference Center	Holiday Inn & Suites	(952) 468-1134
Hotel	Country Inn	(800) 238-5150
Hotel	American	(800) 654-3446
Motel	Friendly Host	(800) 341-8000
Motel	Motel 6	(800) 466-8356

Local Medical Facilities Information

Facility Type	Nbr of Facilities	Total Nbr of Beds	Telemedicine Available
Clinic	3		No
Dental	22		No
Doctor	18		No
Hospital	0		No
Nursing Home	0		No

Name of Nearest Hospital (if none in community): Fairview Ridges - Roseville
 Miles to Nearest Hospital: 4

Additional Local Medical Facilities

Facility Type	Facility Name	Phone	Telemedicine Available
Hospital	Fairview Ridges Hospital		No

Local Transit Information

Service	Available	Service	Available
Inter-Community Bus	No	Taxi/Cab	Yes
Intra-Community Bus	Yes	Disabled Transportation	Yes

Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
Diurnal Transportation	DARTS	(651) 455-1339
Intra-City Bus	DARTS	(651) 455-1339
Taxi/Cab	Suburban Taxi	(952) 894-8888

Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
Dakota County Heritage Library	(952) 469-6041	Yes

Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
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Recreation Information

Facilities

27 parks, 10 playgrounds, 22 miles of bike trails, 4000 sq ft of ice skating, public access to Lake Minnetonka, Minnetonka Lake in Crystal Lake, 2 indoor swimming pools, 11 dog parks, 10 tennis courts, walking trails, 2000 ft of golf course, and several community centers.

Facilities

Several thousands of square feet of indoor sports, 1000 sq ft of ice skating, 4000 sq ft of ice skating, 2000 sq ft of ice skating, and 2000 sq ft of ice skating.

Service Organizations

Athletic Association, Boy/Girl Scouts, Campfire Boys/Girls, Jaycees, Knights of Columbus, Lions, American Legion, VFW, Rotary, Women of Today, Senior Center, and Toastmasters.

Education

Post-Secondary Information

<i>Nearest Technical College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
Dakota County Technical College	Rosemount, Apple Valley, Eagan	12

Dakota County Technical College is a two-year college that is part of the Minnesota State Colleges and Universities system. Our main campus is located in Rosemount, Minnesota, with additional sites in nearby Apple Valley and Eagan. Over 9,500 students are served by DCTC each year, with 4,582 enrolled in regular credit courses and 5,070 enrolled in customized training hour-based courses. DCTC provides students with hands-on skills training and experiential learning opportunities in over 50 specialized programs, all taught by faculty who are experts in the industry. 8/08

<i>Nearest Community College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
Normandale Community College	Bloomington	15

As an urban community college serving primarily the southwest metropolitan region of the Twin Cities, Normandale prepares students for full participation in our diverse communities, creates pathways to other college programs, and builds community connections. We are committed to quality teaching, accessible programs, and supportive services which respond to the changing needs of our students; rigorous associate degree-level liberal arts and technical curricula which meet or exceed transfer and workplace standards; developmental educational opportunities which prepare students for full participation in the marketplace; educational experiences which assist students in understanding and achieving their local, national, international, and multicultural environments; initiatives and alliances with community organizations, employers, and other educational institutions; and continuing education and customized training opportunities which foster lifelong learning. 7/06

<i>Nearest Public College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
University of Minnesota - Twin Cities	Minneapolis / Saint Paul	22

The University of Minnesota is one of the most comprehensive public universities in the United States and ranks among the most prestigious. It is both the state land-grant university, with a strong tradition of education and public service, and the state's primary research university, with faculty of national and international reputation. Founded in 1851, the University of Minnesota has five campuses—Twin Cities, Duluth, Morris, Crookston, and Rochester—extension offices, and research and outreach centers throughout the state. In all of its activities, the University strives to sustain an open exchange of ideas in an environment that embodies the values of academic freedom, responsibility, integrity, and cooperation; that provides an atmosphere of mutual respect, free from racism, sexism, and other forms of prejudice and intolerance; that assists individuals, institutions, and communities in responding to a continuously changing world; that is conscious of and responsive to the needs of the many communities it is committed to serving; that creates and supports partnerships within the University, with other educational systems and institutions, and with communities to achieve common goals; and that inspires, sets high expectations for, and empowers individuals within its community. 8/08

<i>Nearest Private College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
St. Olaf College	Northfield	17

To study at St. Olaf is to engage with and make sense of the world, to learn how to think and to reason. A liberal arts education at St. Olaf offers programs that provide students with the skills to succeed in valuable careers. But our main purpose — rooted in the depth of a major course of study and the breadth of a general education — is to help students become effective citizens in an increasingly complicated world. 3,000 students, from 43 states and 19 foreign countries, are drawn to St. Olaf with a student-faculty ratio of 12.5:1 that encourages individual learning and teaching. In addition to our world-class programs in music and mathematics, St. Olaf is recognized for its innovative approaches to undergraduate science education, our long-standing engagement in global education and our commitment to environmental sustainability. The college also takes pride in its record of academic excellence. Since 1995 St. Olaf has produced five Rhodes scholars, including two recipients in 2007; 26 Goldwater Scholars; and 60 Fulbright fellows. 8/08

Telecommunications Use Available at Area Post-Secondary Institutions: **No**

Level K-12 Institutions

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pop/Teacher Ratio</i>
<i>Elementary</i>	9	5,211	K-5	23:1
<i>Public School</i>				
Junior High	3	2,558	7-9	28:1
Senior High	1	2,193	10-12	28:1
Private/Parochial	3	161	K-6	22:1

School District: **ISD 194**

Telecommunications Use Available at Local K-12: **No**

High School Graduates Attending Post-Secondary: **50%**

State Wide Average: **68%**

Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
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Government

Structure Information

Organization: *Wayzata Council*
 Budget: *\$13,500,000*
 Community Bond Rating: *Moodys -- AA2*
 Comprehensive Land Use Plan: *Yes*
 Locally Controlled Loan Program: *No*
 Shopping: *Yes*
 Business Services: *4*
 Industrial Sites: *100,000 sq ft* *City of Wayzata, City Council, Board of Development, Recreation, Planning, and Public Works*

Public Services

Service Type	Wayzata	Perth Amoy	Wabasha	Wayzata
Fire	2	---	85	---
Police	71	---	30	3
Sheriff	166	14	25	2
EMT	9	---	---	---

Property Taxes Payable 2008

Property Tax Information		Assessed Market Value Information	
State Tax Rate	43.95%	Commercial	\$4,718,318,780
Municipal Tax Rate	34.20%	Residential	\$186,179,767
County Tax Rate	23.18%	Other	\$649,700,843
School Tax Rate	27.42%	Hotel	\$3,264,199,260
Misc. Tax Rate	3.61%		
Total Tax Rate	136.36%		

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To compute the tax for the year 2004, first compute the tax capacity by multiplying all property value up to \$150,000 times .024, plus any value over \$150,000 times .034. Tax capacity times the tax rate equals taxes owed. In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Net tax capacity on a \$200,000 business: $(150,000 \times .024) + (\$50,000 \times .034) = \$3,600 + \$1,700 = \$5,300$

Economic Development Services

Economic Development Authority:	Yes	Initiatives
Housing Redevelopment Authority:	Yes	The City of Lakeville encourages strong, viable growth & development in commercial/industrial areas of the community. Local and state economic development incentive programs are offered to broaden the tax base, encourage quality construction, develop an enhanced employment base, promote the best use of land and provide employment opportunities for citizens. Several qualifying factors are taken into consideration for each project.
County Development Corporation:	Yes	
Chamber of Commerce:	Yes	
Port Authority:	No	

Contact Information

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Lakeville Chamber of Commerce
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Lakeville, MN 55044
(952) 469-2020

Economic Development Organizations

Type	Name	Phone	Fax
County HRA	Dakota County Community Development Agency	(651) 675-4400	(651) 675-4444

Disaster & Emergency Services

Name	Phone Number(s)
Public Safety emergency resources	1-800-422-0798 or metro 651-649-5451
Federal Emergency Management Agency	Region V FEMA 312-408-5500
Small Business Administration Disaster Resources	Disaster Area Offices 404-347-3771



Zoning Code

21630 Hanover Avenue, Lakeville, MN 55044

Chapter 87 I-2, GENERAL INDUSTRIAL DISTRICT

11-87-1: PURPOSE:

The purpose of the I-2, general industrial district is to provide for the establishment of heavy industrial and manufacturing development land use which, because of the nature of the product or character of activity, requires isolation from residential and retail-service commercial uses. (Ord. 674, sec. 1, 7-17-2000)

11-87-3: PERMITTED USES:

In addition to other uses specifically identified elsewhere in this title, the following are permitted uses in an I-2 district:

- A. All permitted uses as allowed within the I-1 zoning district.
- B. Major automobile repair. (Ord. 674, sec. 1, 7-17-2000; amd. Ord. 730, sec. 40, 3-17-2003)

11-87-5: PERMITTED ACCESSORY USES:

In addition to other uses specifically identified elsewhere in this title, the following are permitted accessory uses in an I-2 district:

- A. All permitted accessory uses as allowed within the I-1 zoning district. (Ord. 674, sec. 1, 7-17-2000)

11-87-7: CONDITIONAL USES:

In addition to other uses specifically identified elsewhere in this title, the following are conditional uses in an I-2 district and require a conditional use permit based upon procedures set forth in and regulated by chapter 4 of this title. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in subsection 11-4-3E and section 11-4-7 of this title.

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- A. All conditional uses as allowed within the I-1 zoning district.
- B. Airports as regulated by chapter 36 of this title.
- C. Crude oil, gasoline or other liquid storage tanks. (Ord. 674, sec. 1, 7-17-2000)

11-87-9: INTERIM USES:

In addition to other uses specifically identified elsewhere in this title, and subject to applicable provisions of this title, the following are interim uses in the I-2 district and are governed by chapter 5 of this title:

- A. All interim uses as allowed within the I-1 zoning district. (Ord. 674, sec. 1, 7-17-2000)

11-87-11: USES BY ADMINISTRATIVE PERMIT:

In addition to other uses specifically identified elsewhere in this title, and subject to applicable provisions of this section, performance standards established by this chapter, and processing requirements of chapter 8 of this title, the following are uses allowed in an I-2 district by administrative permit as may be issued by the zoning administrator:

- A. All uses by administrative permit as allowed within the I-1 zoning district. (Ord. 674, sec. 1, 7-17-2000)

11-87-13: LOT REQUIREMENTS AND SETBACKS:

The following minimum requirements shall be observed in an I-2 district subject to additional requirements, exceptions and modifications set forth in this title:

Lot Area:	1 acre
Lot Width:	100 feet
Setbacks:	
Front yards	40 feet
Rear yards	30 feet, or 50 feet on the yard abutting residential zoned property

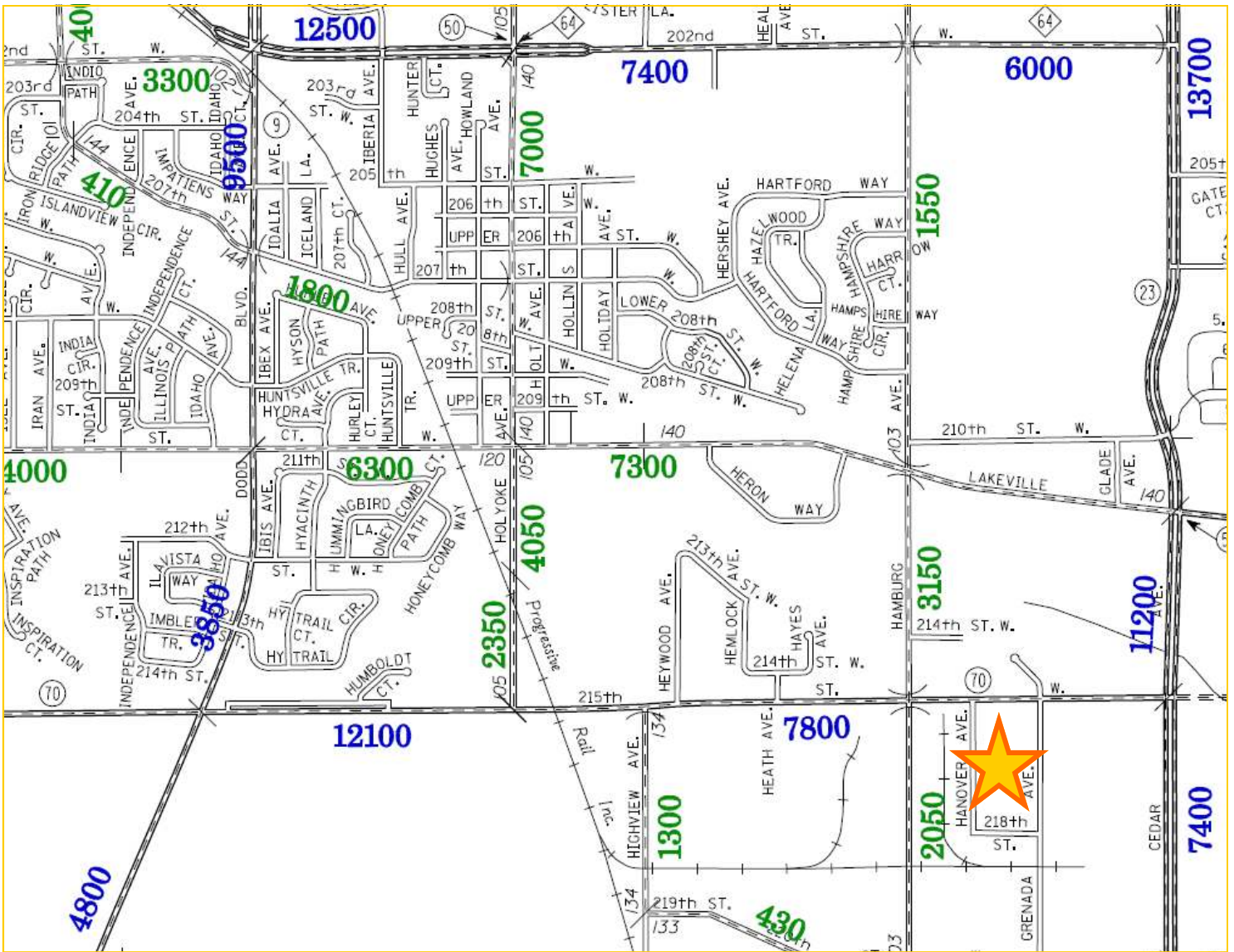
Side yards	15 feet on any one side, or 40 feet on the side yard abutting a street; except 50 feet on the side yard abutting residential zoned property

(Ord. 674, sec. 1, 7-17-2000)



Traffic Counts

21630 Hanover Avenue, Lakeville, MN 55044



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The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



About CERRON

We are a full service, integrated commercial real estate company serving the needs of individual, corporate, and institutional owners and investors. We offer a broad range of specialized capabilities including:

- Corporate Advisory Services
- Acquisition, Disposition, and Investment Services
- Brokerage, Leasing and Consulting
- Tenant Representation
- Financial Services and Analysis

We are located in the south metro area of the Twin Cities. Although we focus primarily south of the Minnesota River, we have and will continue to work wherever our clients need assistance. We have experience in all major types of commercial real estate, with particular emphasis on office, warehouse, industrial, retail and healthcare.

CERRON clients can always expect ethical, professional services. Our expertise is broad based, which allows us to offer experience and insight above the ordinary and in a cost effective and timely manner. Once we establish your needs, we create a strategic plan to help you achieve your real estate goals.

Our close relationship with APPRO Development allows us to provide our clients with a “single source” for real estate from the beginning to the end of a development project. When you hire CERRON, you get a team of very qualified professionals with experience in solving many types of real estate problems. Our team members work closely together to promote the achievement of our clients objectives and service responsibilities.

CERRON will continue to encourage a professional and ethical team environment that is focused on helping clients achieve all their real estate goals. Together we plan on helping our clients build many successful projects for many years to come.

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