



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



**1101 Lund Blvd
Anoka, MN 55303**

Property Features:

- 172,000 SF Total Building
- 160,000 SF Warehouse (420' x 381')
- 12,000 SF Office (80' x 150')
- 12.06 Acres
- Built 1998
- New Roof in 2022 with warranty
- Zoned E-1 Employment (Anoka)
- Former pharmaceutical distribution facility with infrastructure in place



PROPERTY DETAILS
Sale Price: \$18,000,000

FOR MORE INFORMATION, CONTACT

Richard Lee

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PROPERTY & SITE

Address	1101 Lund Blvd, Anoka, MN 55303
PID	35-32-25-14-0017
Price	\$18,000,000 (\$104.65 / SF)
Total Building	172,000 SF
Warehouse	160,000 SF (420' x 381')
Office	12,000 SF (80' x 150')
Land Area	12.06 Acres
Year Built	1998
Zoning	E-1 Employment (City of Anoka)
Parking Stalls	Approx. 103 Stalls
2026 Real Estate Taxes	\$380,697.40

BUILDING FEATURES

Property Type	Office / Warehouse / Manufacturing
Prior Use	Former pharmaceutical distribution facility
Power	2,500 A, 480/277V, 3 Phase Generator for backup power
HVAC	Climate-controlled warehouse environment
Roof	2022 roof system
Loading	(8) Dock doors W/ Levelers (1) Drive in door (12' x 14')
Racking / Conveyor	Existing pallet racking & conveyor systems
Expansion Area	Approx. 60,000 SF
Column Spacing	Approx. 38' x 42'
Clear Height	Approx. 26'
Sprinkler System	ESFR



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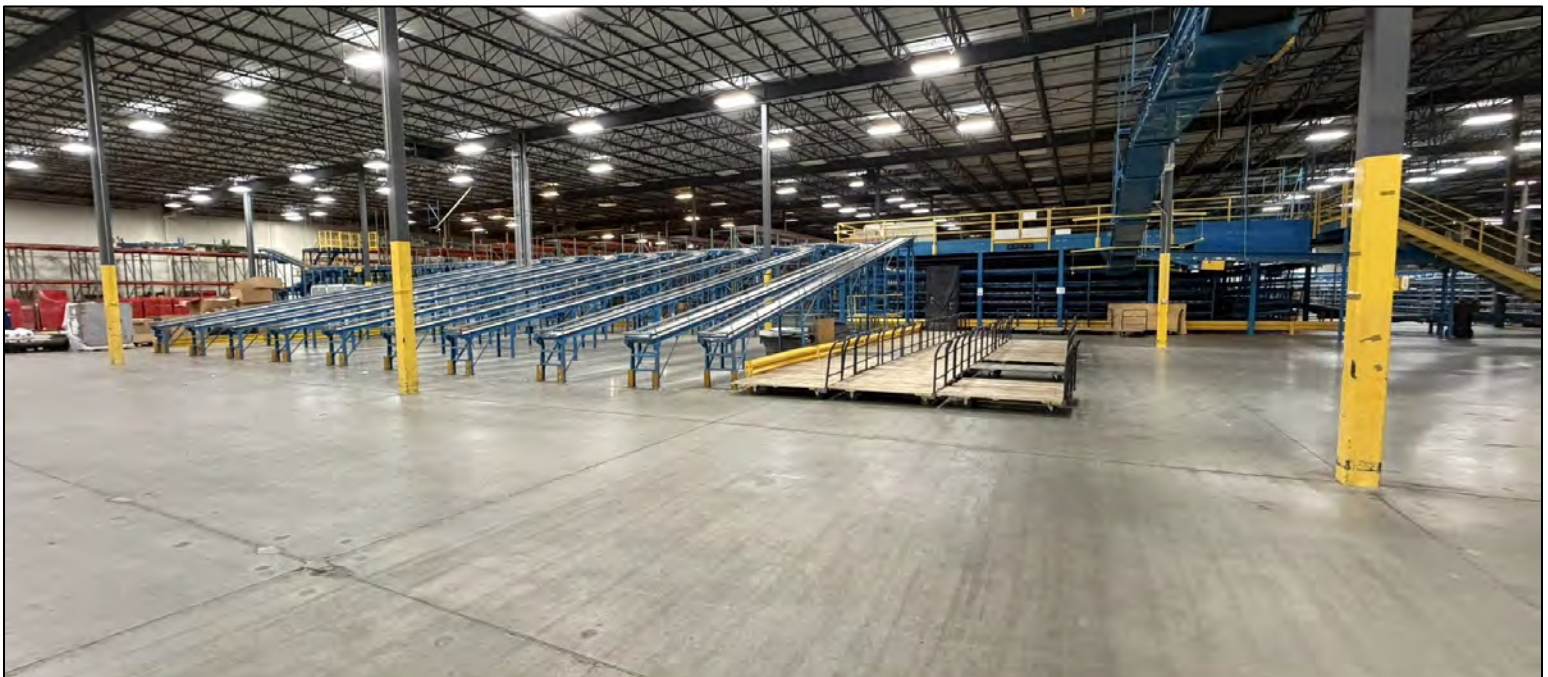
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DISTRIBUTION INFRASTRUCTURE IN PLACE

- Existing pallet racking system throughout the warehouse
- Conveyor & sorting systems in place
- Cooler / refrigerated storage infrastructure (former pharma use)
- Climate-controlled warehouse
- Heavy power capacity for automated systems
- Dock-high loading with (8) doors
- Steel Structure Mezzanine (non-structural w/ fire suppression)
- Storage vault and cages used for high grade narcotics





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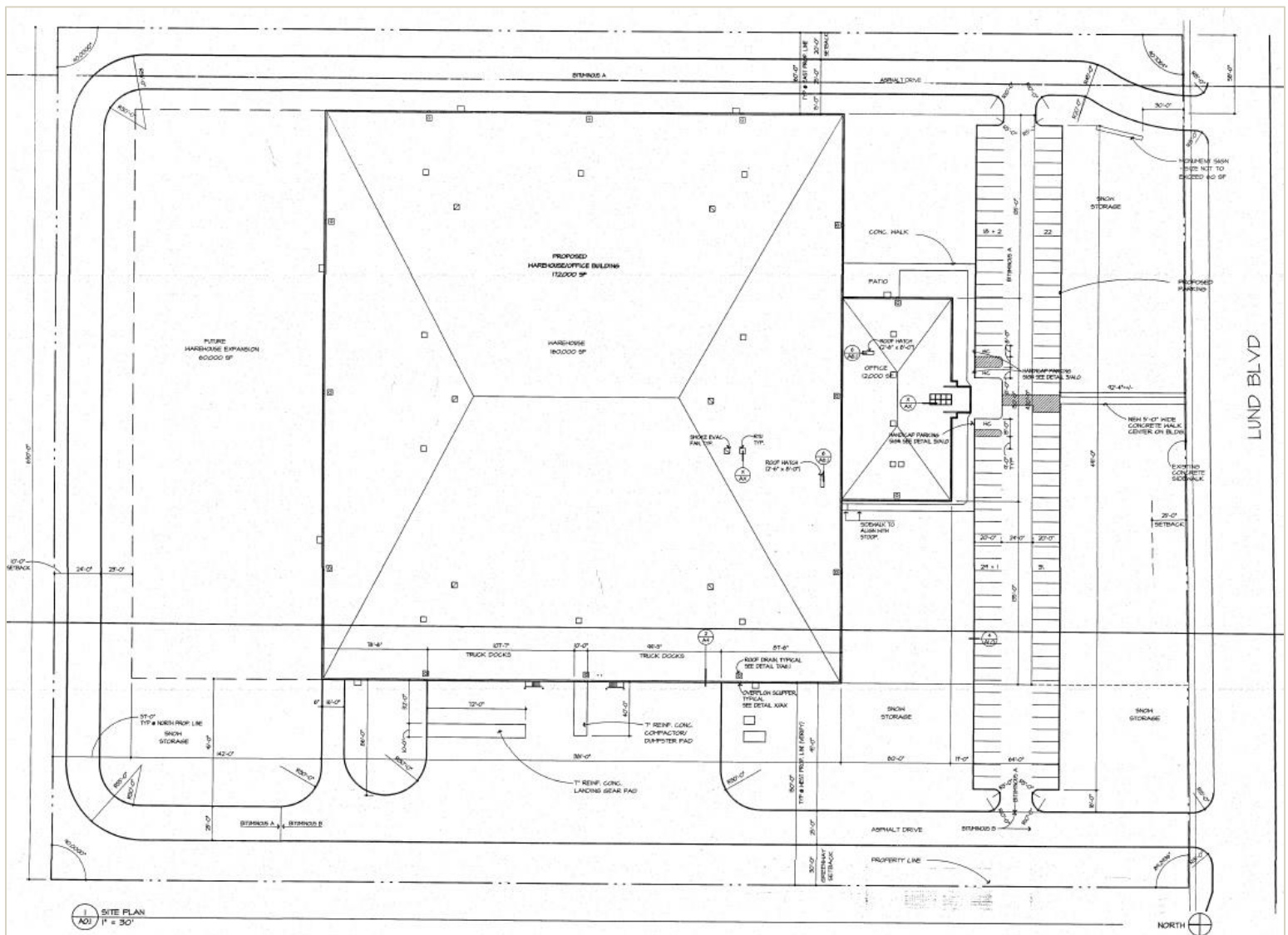
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SITE PLAN

12.06 acre site | 172,000 SF building footprint | 60,000 SF future warehouse expansion | Truck court with dock doors & drive-in door | Dual access drives





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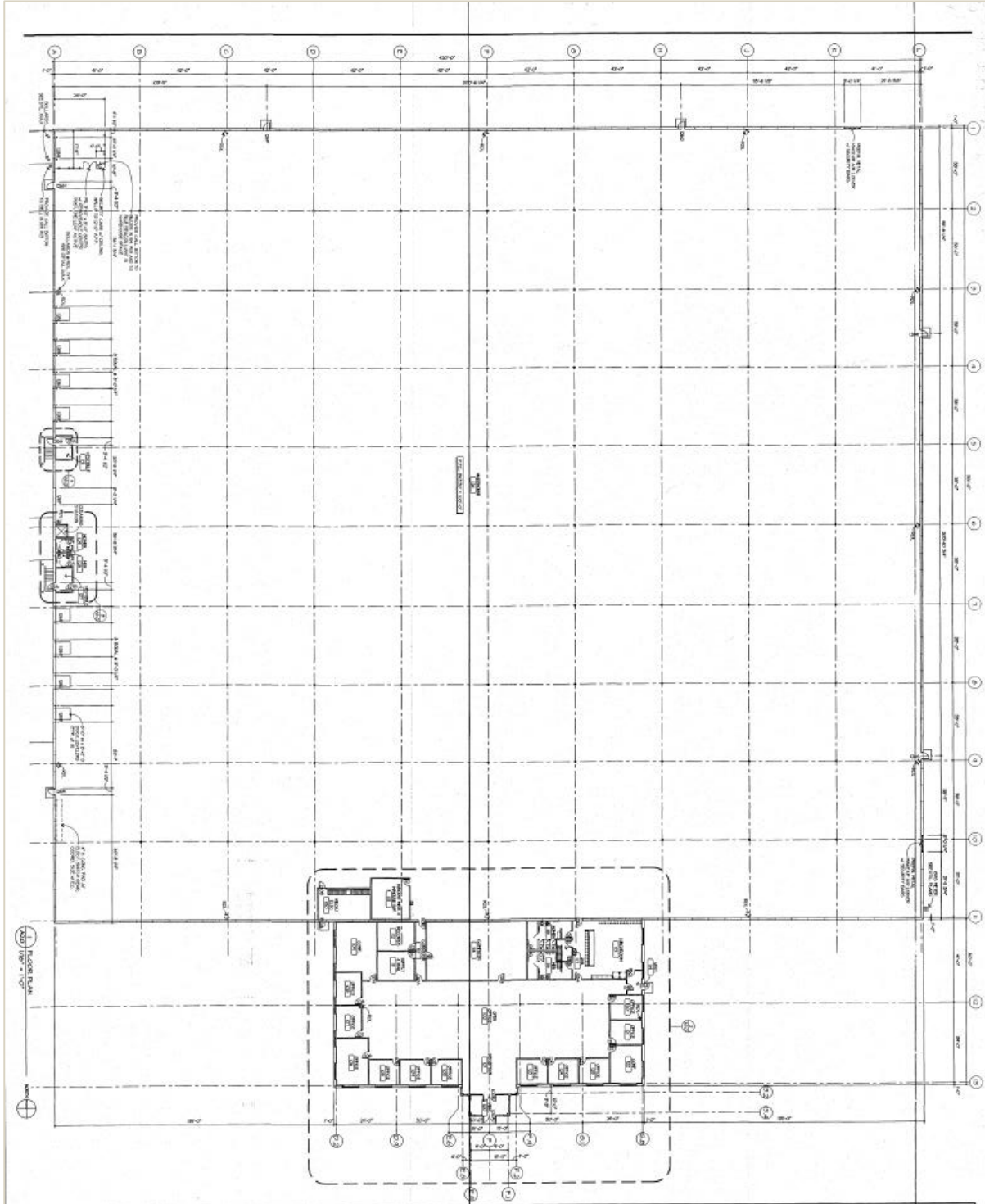
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FLOOR PLAN

172,000 SF total | 160,000 SF warehouse | 12,000 SF office | Expansion Capabilities





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THE ANOKA ADVANTAGE

Workforce & Manufacturing Strengths of Anoka County, Minnesota

22,671

Manufacturing jobs — 17%
of all Anoka County
employment

207,747

Workers in the county
labor force

3.9%

Anoka County
unemployment rate

\$83,280

Avg. MN manufacturing
wage (statewide)



SKILLED WORKFORCE PIPELINE

- Anoka Technical College is a Minnesota State Advanced Manufacturing Center of Excellence, training workers on-site in welding, robotic & laser welding, machining, and industrial maintenance.
- Anoka-Ramsey Community College's Professional & Workforce Training division delivers customized, employer-driven training programs for area manufacturers.
- Anoka-Hennepin School District — Minnesota's largest school district — feeds a deep, renewable pipeline of local talent.
- Minnesota manufacturing wages average \$83,280/year, a 12% premium over the statewide average, helping employers attract and retain skilled labor.
- Statewide, manufacturing added nearly 11,000 jobs from 2020–2024 and is projected to see 93,000+ openings through 2032 — durable demand for this workforce.



STRATEGIC LOCATION & GROWTH

- Anoka County's population grew 4.9% since 2020, among the fastest-growing counties in Minnesota, with 16,500+ additional workers projected by 2035.
- Located roughly 20 miles north of downtown Minneapolis with direct access to U.S. Highway 10, U.S. Highway 169, and State Highway 47.
- 15 minutes to Anoka County–Blaine Airport, 30 minutes to downtown Minneapolis, and 44 minutes to MSP International Airport.
- Median household income of \$101,869 — 7th highest of Minnesota's 87 counties — reflecting a stable, skilled resident workforce.
- Active local partners — City of Anoka Economic Development, Anoka County Regional Economic Development, and Minnesota DEED — support employer site selection and workforce recruitment.

Manufacturing already accounts for 1 in 6 jobs in Anoka County — a workforce built for makers.

Sources: Minnesota Dept. of Employment & Economic Development; Anoka County Regional Economic Development; Anoka Technical College; Anoka-Ramsey Community College.