

HIGHCREST PARK

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ROSEVILLE, MINNESOTA

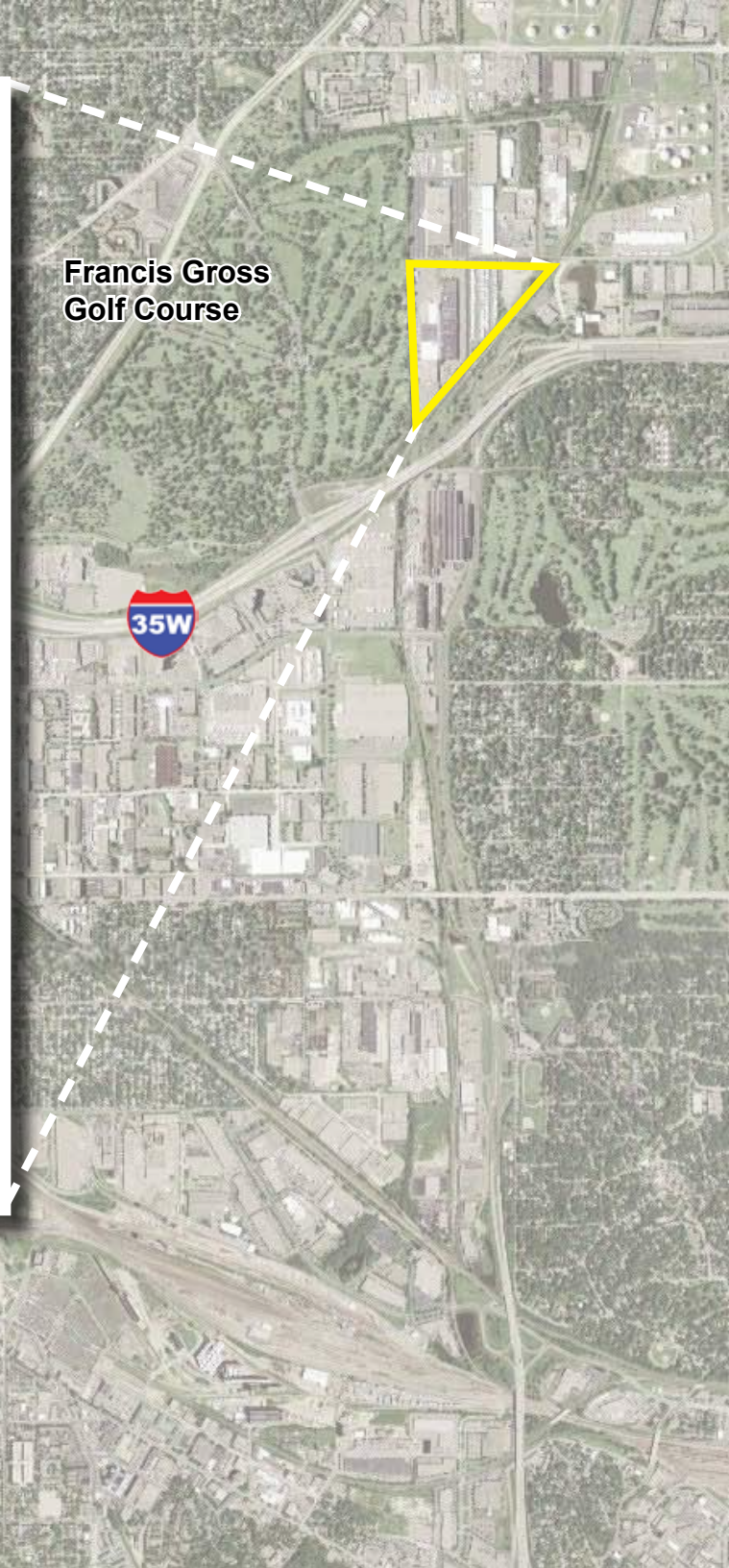
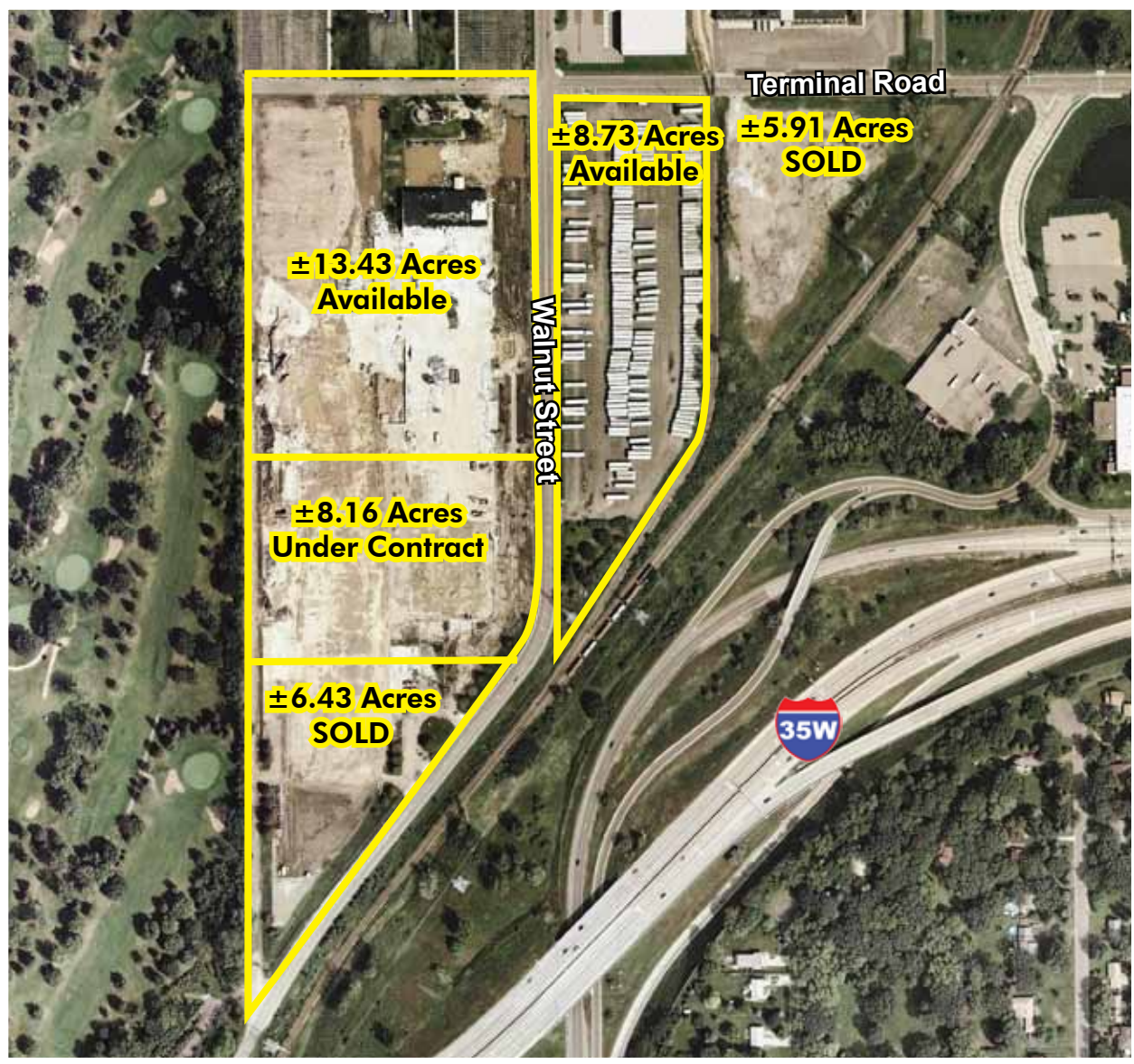
A ±30.32 ACRE REAL ESTATE OPPORTUNITY

EXCLUSIVE INVESTMENT OFFERING



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Minneapolis Central Business District

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Highcrest Park is a centrally located business park in the Twin Cities. The location presents a unique real estate opportunity for a buyer to maximize the site's potential. Located on three major highway arterials (I-35W & State Highways 36 and 280), it borders both Minneapolis and St. Paul, and is a short commute to either downtown area and the University of Minnesota. Roseville is considered the retail and commercial hub of the northeast suburban area with the Rosedale Mall and over 2,200 businesses operating within the City.

Highcrest Park is a ±30.32 acre development-ready business park. The property currently consists of three tax parcels (separated by Walnut Street). The Seller is willing to consider further subdivision of the site. The property's location is ideal for redevelopment into a mixed-use development that could consist of office, flex, industrial, warehousing, corporate campus and retail.

Seller	Meritex Enterprises, Inc.
Location	2285 Walnut Street, Roseville, Minnesota 55113 Property is bordered by the Francis A. Gross Golf Course to the west, County Road B-2 Terminal Road to the north, and Walnut Street/Minnesota Commercial Rail mainline to the south and east.
PIDs (Ramsey County)	08-29-23-32-0004 (west of Walnut) - Subject to change 08-29-23-32-0001 (east of Walnut) - Subject to change
Gross Land	±30.32 acres (divisible)
Zoning	Highcrest is currently zoned I-2, General Industrial within the city of Roseville. The I-2 zoning is designed primarily for manufacturing, assembly and fabrication of materials, and allows for outside storage. Potential for rezoning to allow for office, commercial and retail. The City of Roseville is currently undergoing a comprehensive master plan update. For additional information on potential zoning changes, please contact: Patrick Trudgeon, Director of Community Development City of Roseville 651.792.7071 patrick.trudgeon@ci.roseville.mn.us www.ci.roseville.mn.us/development
Assessments	There are no special assessments pending or levied as of June, 2011.



INVESTMENT OVERVIEW

Traffic Counts	<ul style="list-style-type: none"> • Interstate 35W - 121,000 vehicles per day • Highway 280 - 38,500 vehicles per day • Walnut Street - 3,000 vehicles per day • Terminal Road - 3,700 vehicles per day 				
Highlights	<ul style="list-style-type: none"> • ±30.32 acre site for redevelopment into office, flex, industrial, warehousing, corporate campus, flex and/or residential • Highcrest's location in Roseville allows for convenient access to Minneapolis/St. Paul Central Business Districts, University of Minnesota, and the Roseville retail trade area, including the 1.2 million square foot Rosedale Mall • Active railroad spur operated by Minnesota Commercial Rail • Potential Tax Increment Financing (TIF) from the City of Roseville • Corporate neighbors include Federal Express, Weyerhaeuser, Old Dutch, Marton Salt, Unisys, Airgas and Certifit 				
Third Party Reports Available	<ul style="list-style-type: none"> • Survey (updated) • Preliminary Title Commitment • Phase I Environmental Report 		<ul style="list-style-type: none"> • Soil Report • Draft Purchase and Sale Agreement • Property Taxes 		
Marketing Website	www.cbre.com/hcpark				
Price & Status	<u>Parcel</u>	<u>Acres</u>	<u>Price PSF</u>	<u>Price (\$)</u>	<u>Status</u>
	A (East of Walnut - East)				SOLD (5.91 acres)
	B (East of Walnut - West)	8.73	\$6.50	\$2,471,812	Available; rail spur available
	C (West of Walnut - North)	13.43	\$6.50	\$3,802,570	Available
	D (West of Walnut - South)	8.16			Under Contract
	E (West of Walnut - Southmost)				SOLD (6.43 acres)
	TOTAL	±30.32			
Building Information	See attached plan showing 139,000 square foot, rail-served building				
2011 Taxes	08-29-23-32-0004: \$330,466; 08-29-23-32-0001: \$115,208 Total - \$445,674 - Subject to change				
Access	<ul style="list-style-type: none"> • The site is accessible along Industrial Boulevard with immediate access to I-35W, Highway 36, Highway 280 • Highway 280 via Terminal Road 				
Utilities	<ul style="list-style-type: none"> • All utilities to the property • Potential for redundant fiber optics • Potential for dual electrical service 				





STREET MAP

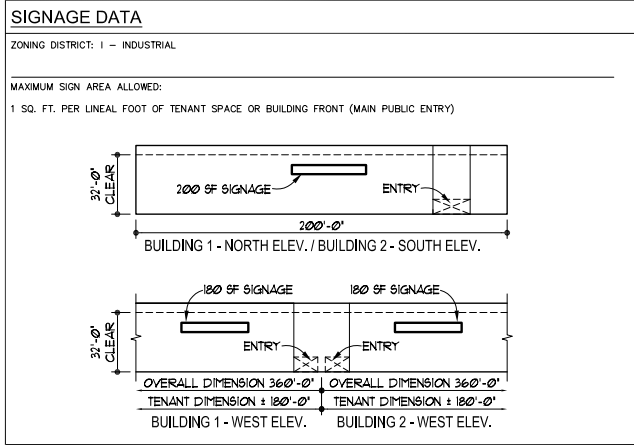
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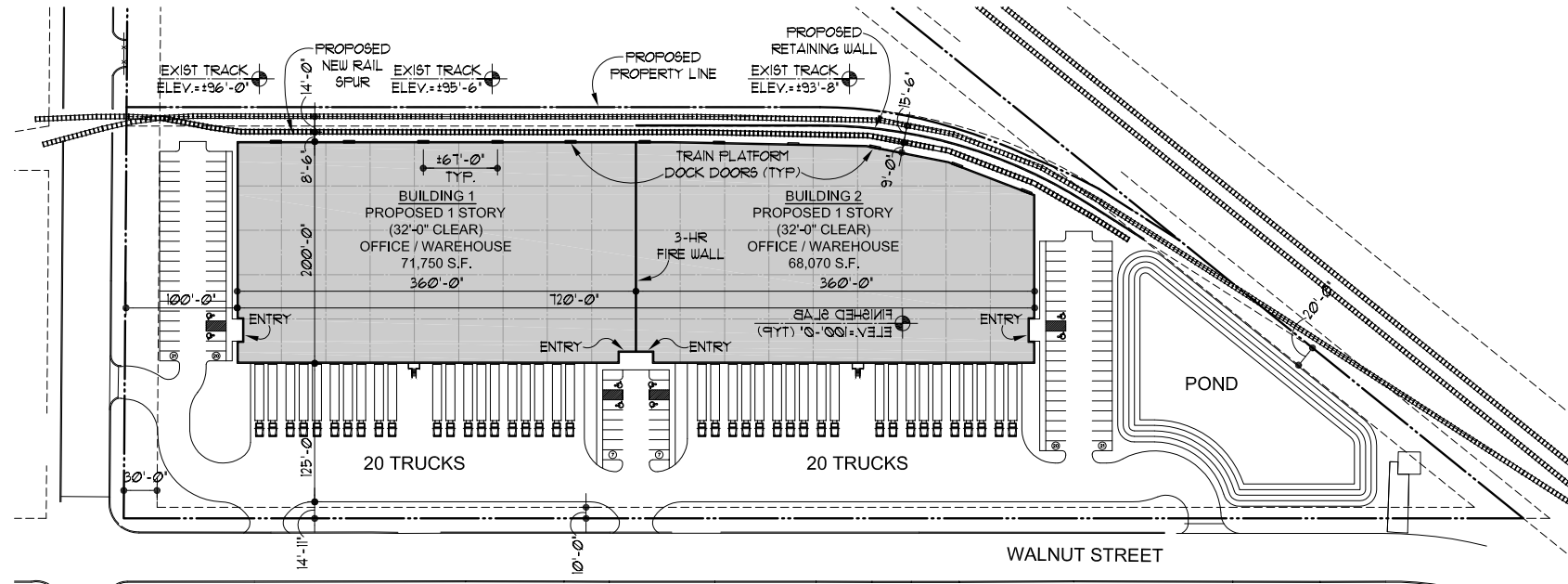
PROPOSED 139,000 SF RAIL-SERVED BUILDING



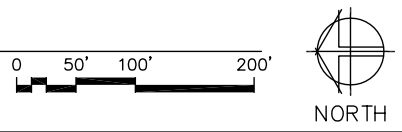
SITE DATA

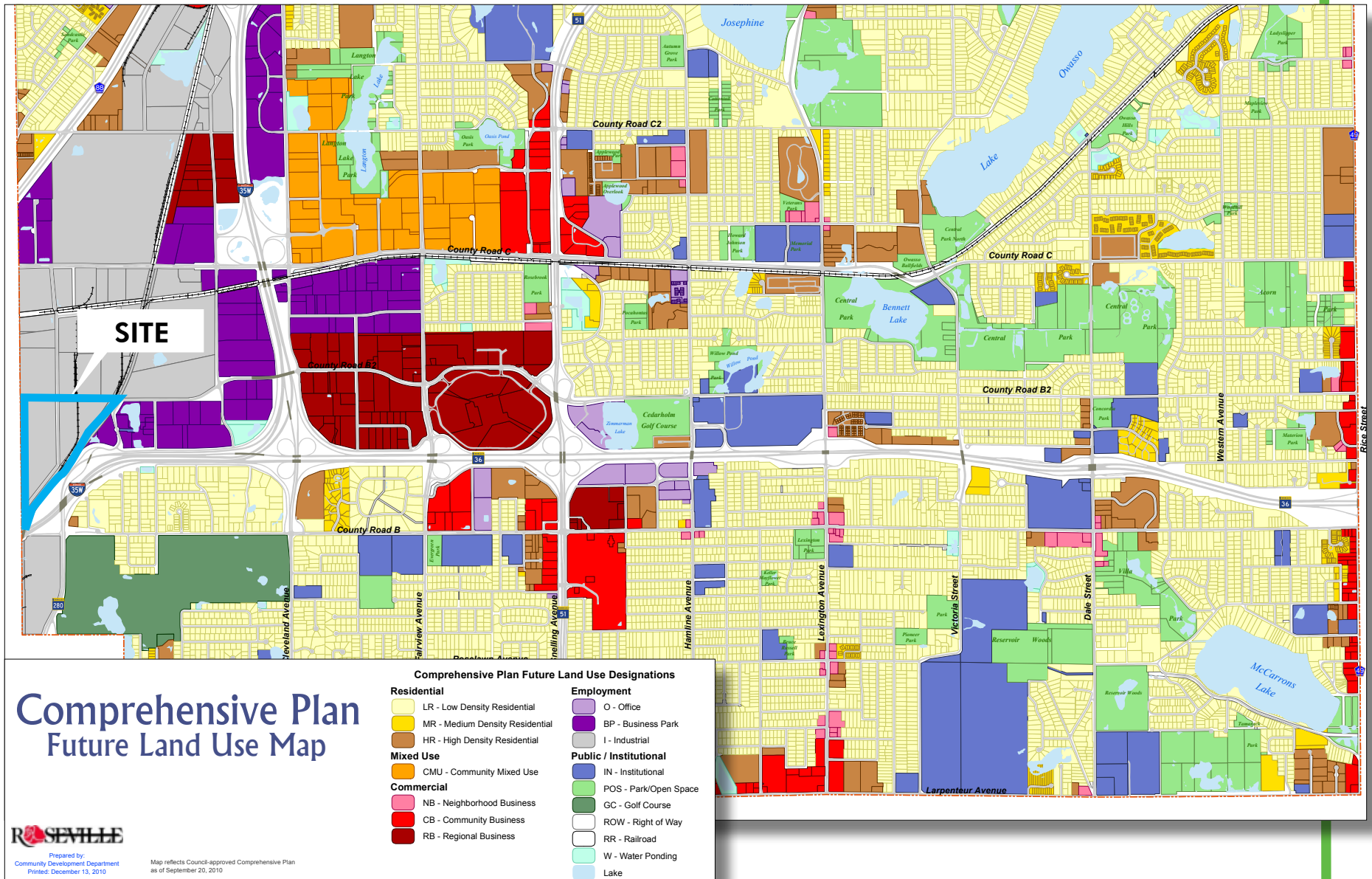
ZONING DISTRICT: I - INDUSTRIAL

ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING & PARKING SETBACKS		
FRONT	30'	30'
REAR	20'	20'
SIDE	10'	10'
SITE AREA		379,017 S.F. (8.7 ACRES)
PROPOSED BUILDING 1 AREA		71,750 S.F.
PROPOSED BUILDING 2 AREA		68,070 S.F.
TOTAL PROPOSED BUILDING AREA		139,820 S.F.
MAXIMUM IMPROVED AREA (BUILDING AND PAVED AREA 85%)	322,164 S.F.	
PROPOSED IMPROVED AREA (BUILDING AND PAVED AREA 70%)		265,133 S.F.
REQUIRED PARKING SPACES		
OFFICE = 5% OF 139,820 S.F. = 6,991 S.F. (1 SPACE PER 275 S.F.)	25.4	
WAREHOUSE = 95% OF 139,820 S.F. = 132,829 S.F. (1 SPACE PER 2000 S.F.)	66.4	
TOTAL SPACES REQUIRED	91.8	
TOTAL SPACES PROVIDED		96
ACCESSIBLE PARKING SPACES	6	8
STALL SIZE	9'-0" X 18'-0" REQUIRED	
DRIVEWAY WIDTH	24'-0" MIN	



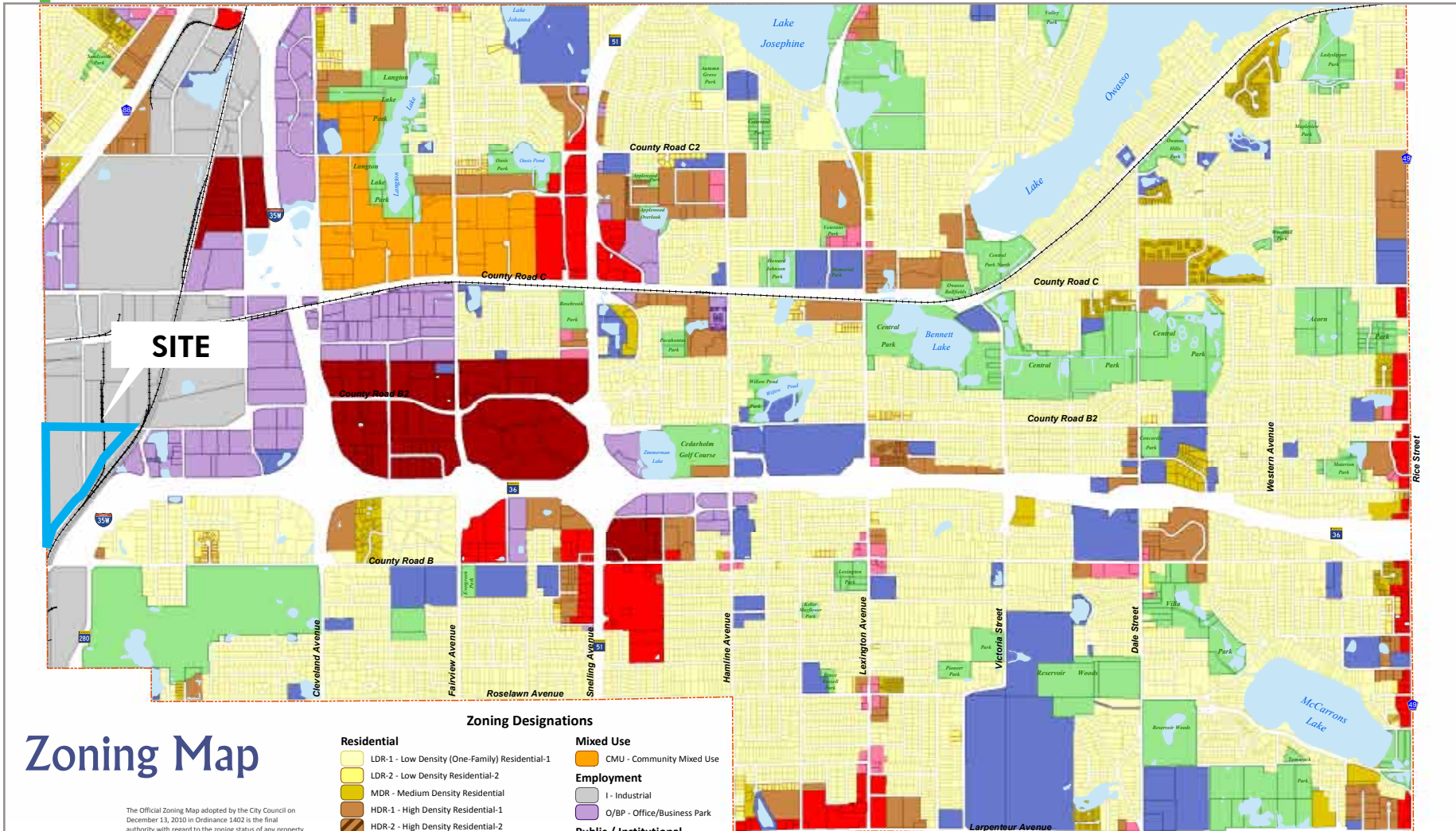
1 SITE PLAN
A1 1"=100'-0"





ZONING MAP

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Zoning Map

The Official Zoning Map adopted by the City Council on December 13, 2010 in Ordinance 1402 is the final authority with regard to the zoning status of any property. It is on file in the Community Development Department at City Hall.

Refer to reverse of map for descriptions of the designated zones. The zoning designations shown on this map must be interpreted by the Community Development Department. See Water Management Overlay District Map for additional boundaries.

Residential		Mixed Use	
	LDR-1 - Low Density (One-Family) Residential-1		CMU - Community Mixed Use
	LDR-2 - Low Density Residential-2	Employment	
	MDR - Medium Density Residential		I - Industrial
	HDR-1 - High Density Residential-1		O/BP - Office/Business Park
	HDR-2 - High Density Residential-2	Public / Institutional	
Commercial			INST - Institutional
	NB - Neighborhood Business		PR - Park and Recreation
	CB - Community Business		
	RB - Regional Business		

Data Sources
 * Ramsey County GIS Base Map (12/1/2010)
 * City of Roseville Community Development

Disclaimer
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigation, tracking or any other purposes requiring exact measurements or distances or distances for purposes of legal proceedings. A survey or description are found please contact 612-792-7035. The preceding disclaimer is provided pursuant to Minnesota Statutes §465.01, Subd. 21 (2006), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by user, its employees or agents, or third parties which arise out of the user's access or use of data provided.

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HIGHCREST PARK

2285 WALNUT STREET

ROSEVILLE, MN



:: Brian Pankratz
952.924.4665
brian.pankratz@cbre.com

:: Steve Buss
952.924.4618
steve.buss@cbre.com