

PSD LLC

Business Park Proposal

Background, Maps, and Renderings



Armstrong

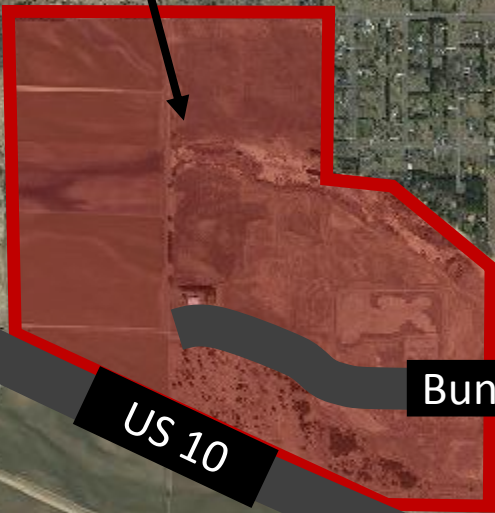
Bunker

US 10

THE
CORNER

Developable Area

- About 275 Acres Greenfield
- Hageman Holdings/ Pearson Properties



Armstrong

Bunker

US 10

THE
CORNER

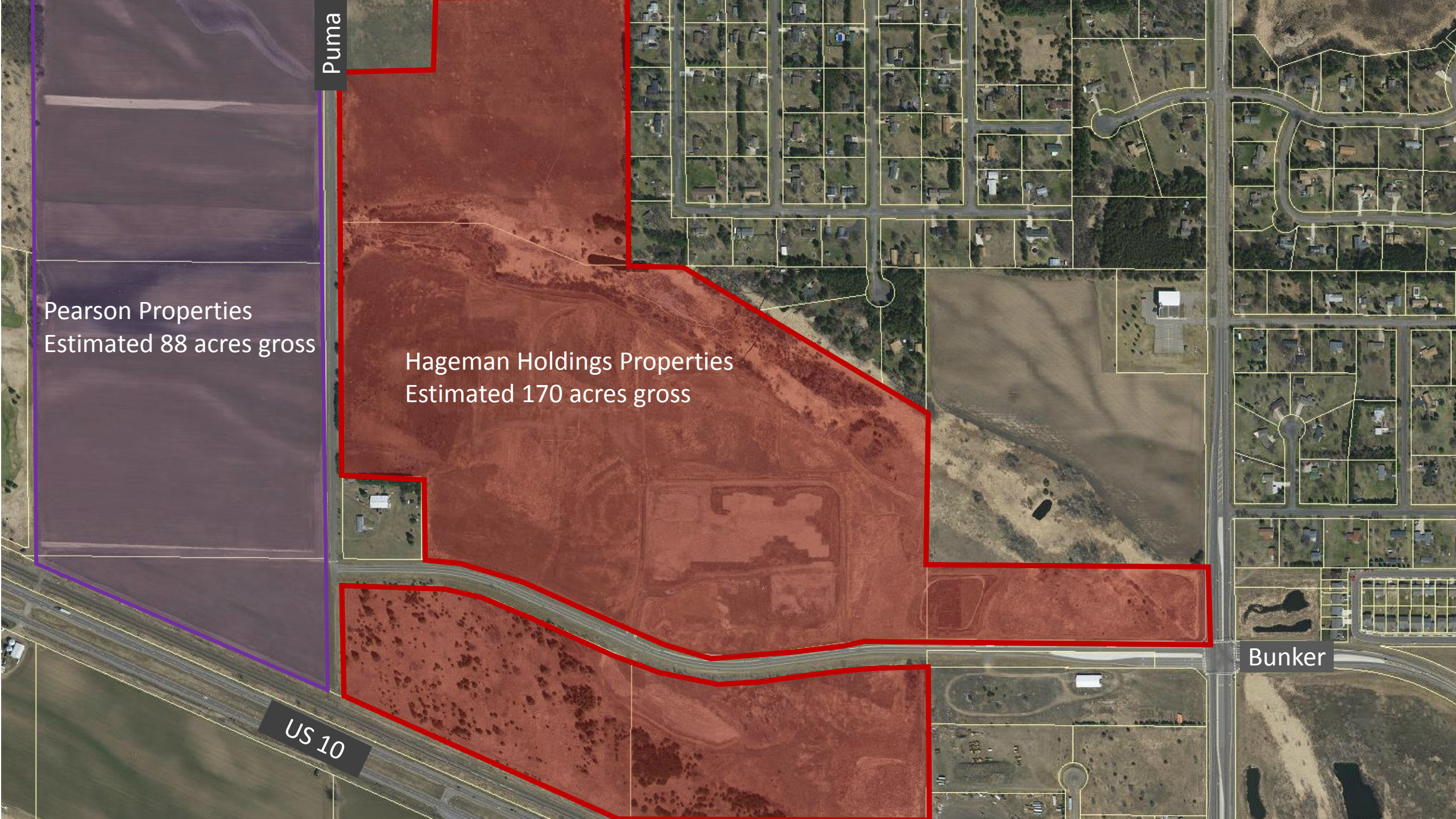
Puma

Pearson Properties
Estimated 88 acres gross

Hageman Holdings Properties
Estimated 170 acres gross

US 10

Bunker



Puma

PROPOSED BUSINESS PARK

- 133 Acres Gross (estimated)
- 107 Acres Less NWI (estimated)

US 10

Bunker



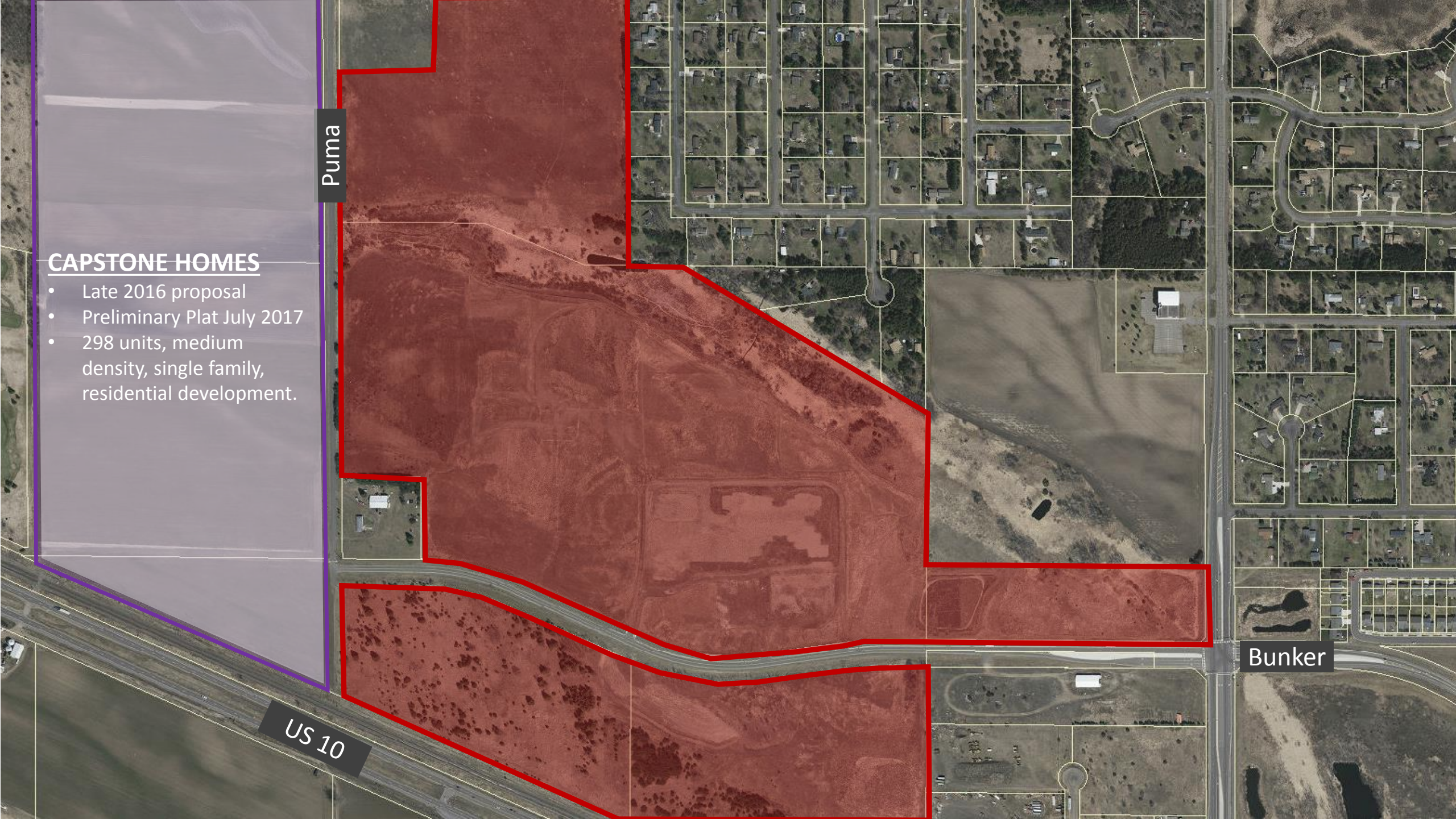
Puma

CAPSTONE HOMES

- Late 2016 proposal
- Preliminary Plat July 2017
- 298 units, medium density, single family, residential development.

US 10

Bunker



Capstone

Bunker

US 10

PSD LLC Proposal

- Purchase 45 acres of the business park
- Everything south of Bunker
- 7 buildings shown in master plan



BUNKER LAKE INDUSTRIAL PARK SKETCH PLAN

PUMA ST NW

Building #1

- 60,000 square feet
- Speculative industrial, multi-tenant
- 24' clear tilt up concrete
- Glass accents along Hwy 10

Building #2

- 56,000 square feet
- Adrenaline Sports Center
- 24' clear tilt up concrete
- Glass accents along Hwy 10

OUTLOT C
25.66 AC

OUTLOT B
5.69 AC

OUTLOT A
3.18 AC

LOT 1
4.41 AC

LOT 2
4.64 AC

60,000 S.F.

63,000 S.F.

ANOKA ELECTRIC EASEMENT

BUNKER LAKE BLVD

HIGHWAY 10 NW

60'

PROPOSED CITY ROW

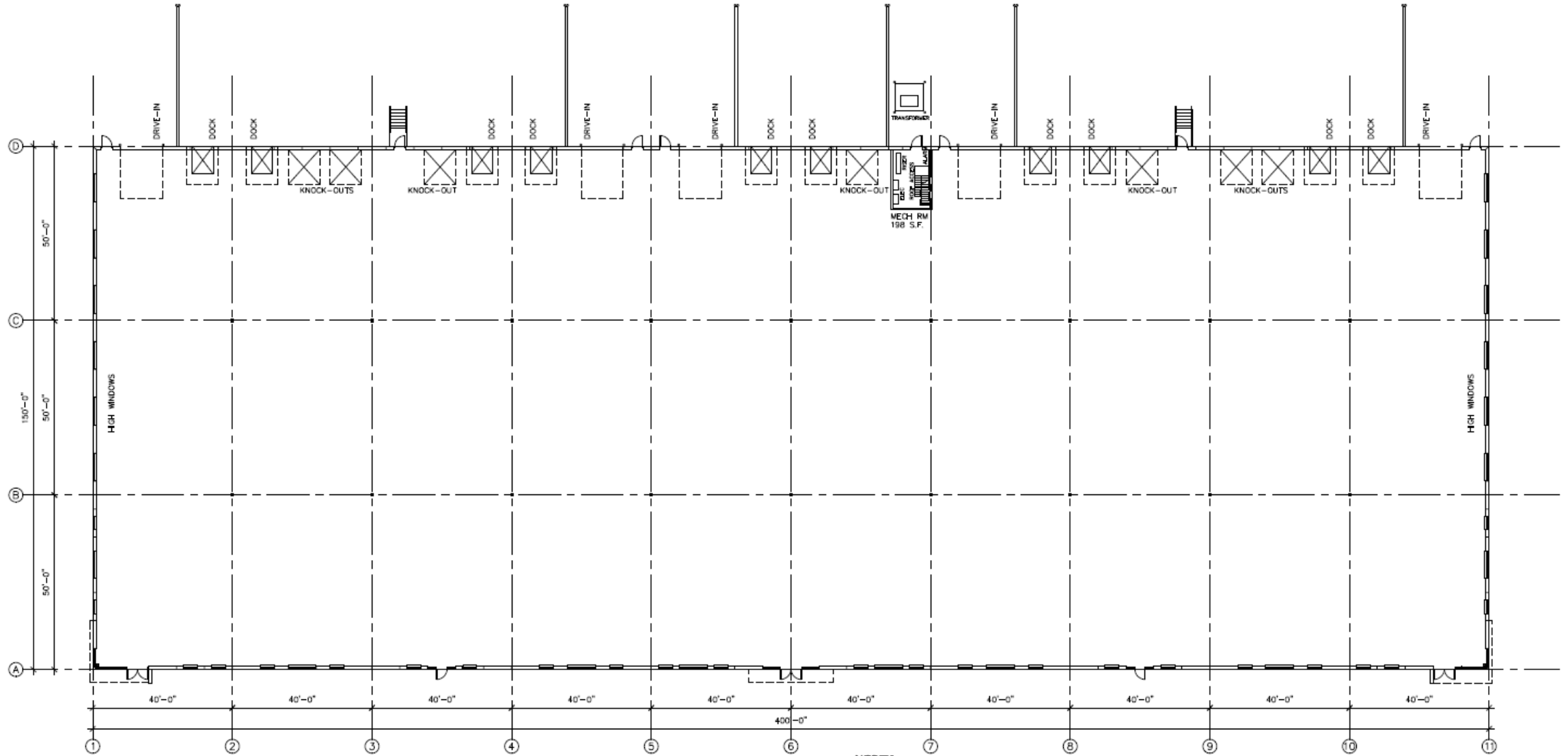
60'



Example Renderings and Building Layout (draft)

Building A

Building A

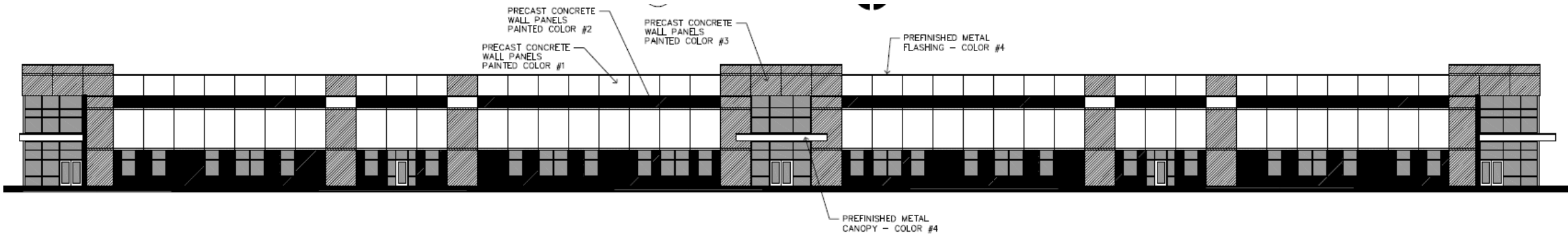


1 FLOOR PLAN
A2 SCALE: 1/16" = 1'-0"

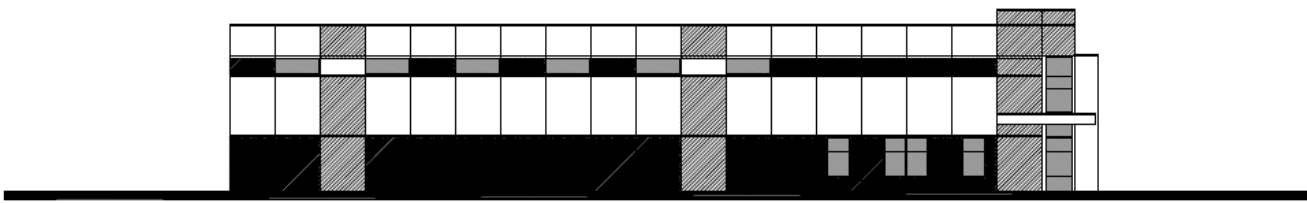


PRECAST CONCRETE

Building A



2 SOUTH ELEVATION
A2 SCALE: 1/16" = 1'-0"

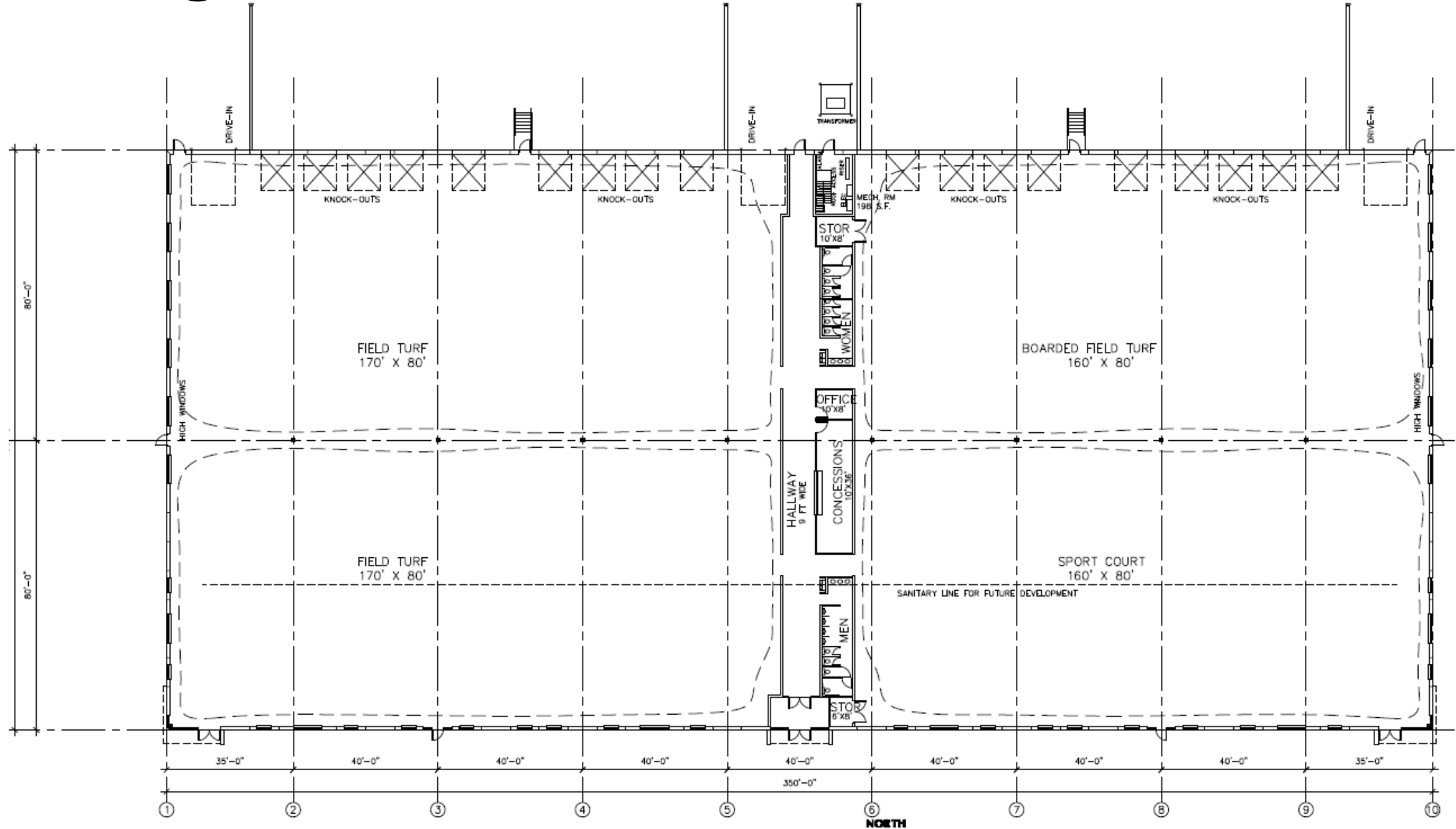


3 WEST ELEVATION
A2 SCALE: 1/16" = 1'-0"

Example Renderings and Building Layout (draft)

Building B

Building B



Building B

