



COMMERCIAL REALTY SOLUTIONS

For Lease  
Industrial Space

Site

Buffalo Lake

Highway 25

Highway 55

## BUFFALO

### Industrial Space

**Lease Rate: \$8.00/psf Net**

Suite B - 3,150/gsf

909 1st Avenue NW, Buffalo, MN 55313

Wayne Elam, Broker  
763.229.4982  
WElam@crs-mn.com





## PROPERTY LOCATION

- \* Great Visibility to Highway 55
- \* Great Space with Ample Parking
- \* Businesses in the Area:

Holiday, Perkins, Wright Lumber, Moon Donuts, Arby's, Walgreen's, Country Store, Walmart Super Center, Starbucks, Jersey Mikes and more...

### TRAFFIC COUNTS - 2024

- \* Hwy 25 - 13,200 VPD
- \* Hwy 55 - 17,600 VPD
- \* 8th Street NW - 4,000 VPD



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# PROPERTY OVERVIEW

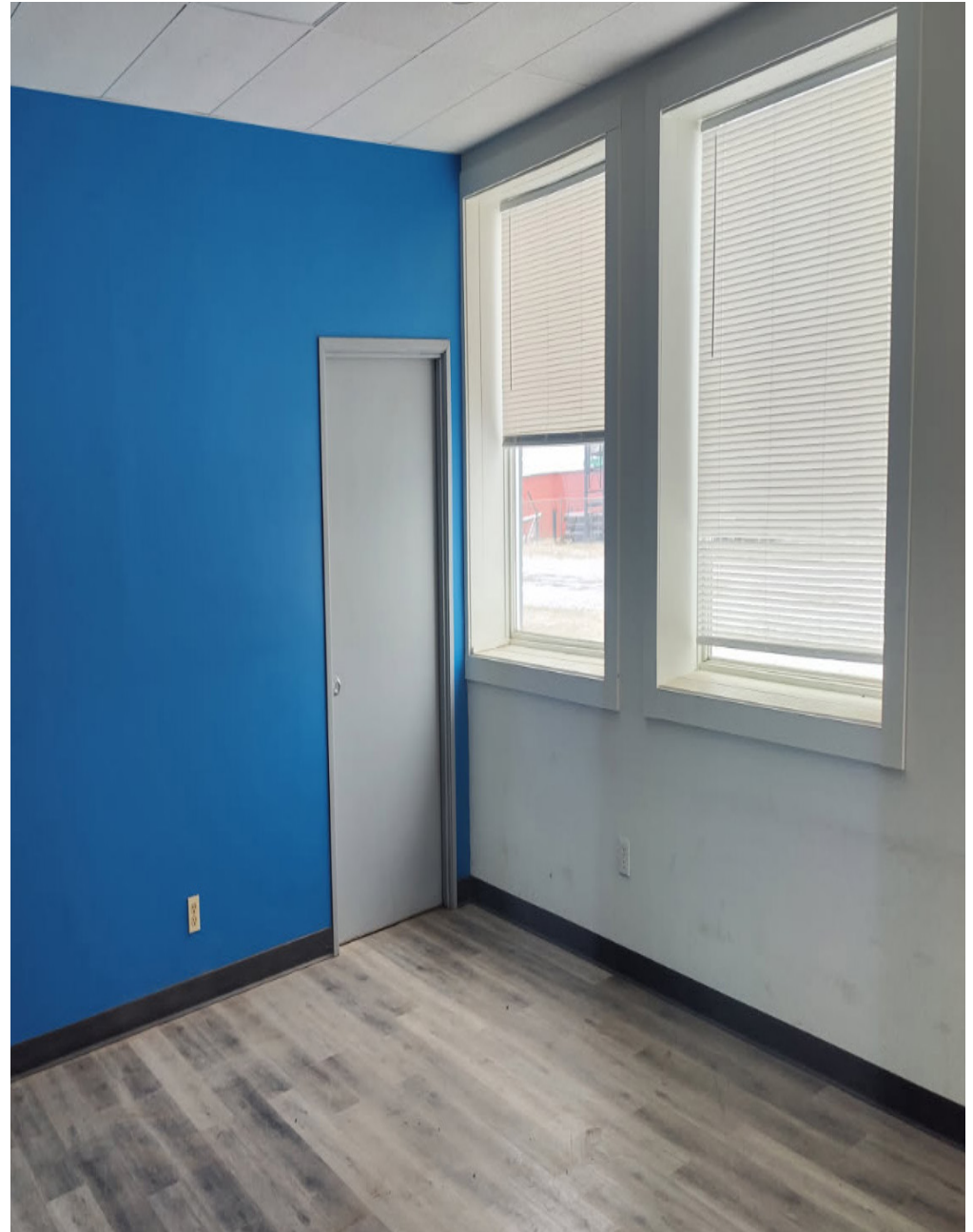
909 1st Avenue NW, Suite B, Buffalo, MN

Sales Price

\$8.00/psf Net

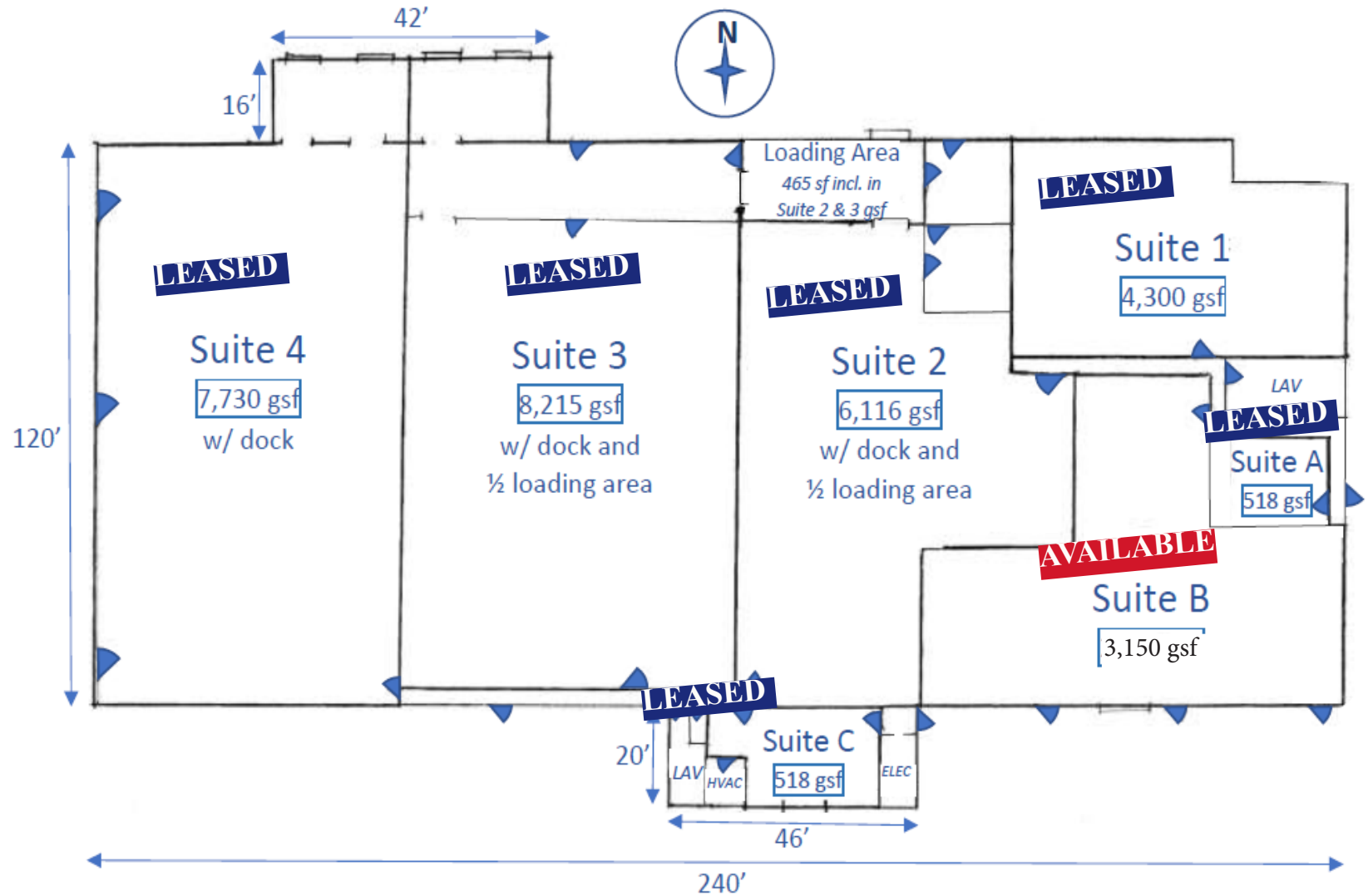
Operating Expenses: \$2.94/psf

Suite B	3,150/sf
Office	575/sf
Warehouse	2,575/sf
County	Wright
PID	103-500-193409
2025 Taxes	\$35,104.00
Zoned	I-1 Light Industrial



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# FLOOR PLAN



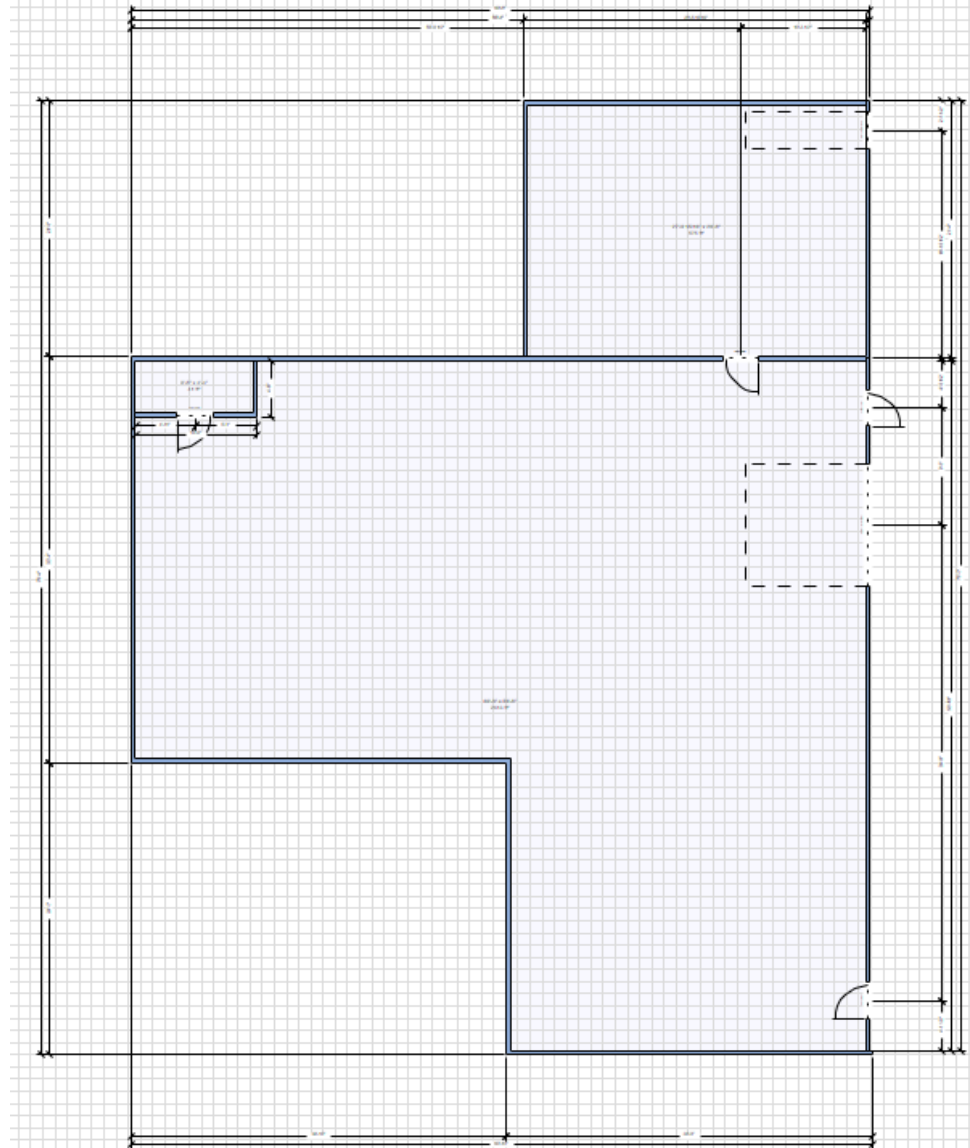
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## SUITE B - Floor Plan

Office: 575/sf

Warehouse: 2,575/sf

Total: 3,150/sf



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## SUITE B - Interior



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## SUITE B - Exterior



### PROPERTY INFORMATION

- \* Air Conditioned Industrial Space
- \* 3-Phase Power
- \* Heavy Power
- \* Masonry Block Construction
- \* 14' Sidewalls
- \* 12' Overhead Door

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