



COMMERCIAL REALTY SOLUTIONS

For Lease  
Multi-Tenant  
Industrial  
Property



## COON RAPIDS

Multi-Tenant Industrial Property

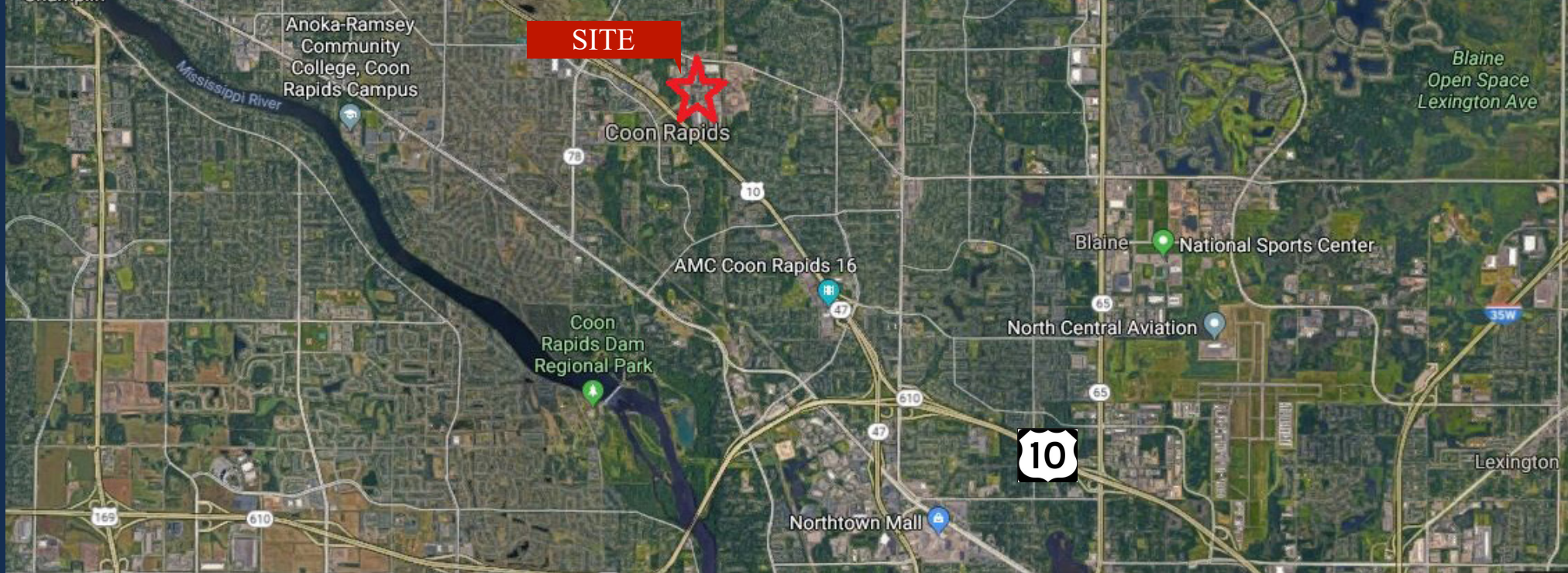
Lease Rate: \$Negotiable

Building: 12,823/sf Available: 3,800/sf Appx.

1285 114th Ave NW, Coon Rapids, MN 55448

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## PROPERTY LOCATION

- \* Corner Location. Easy Access to Highway 10.
- \* Northwest Corner of 114th Ave NW & Xeon St NW
- \* Near Many Retailers and Services
- \* Minutes from Anoka and Blaine

### TRAFFIC COUNTS - 2024

- \* Xeon St NW - 6,400 VPD
- \* 114th Ave NW - 2,900 VPD



## Businesses in the Area:

Shortstop Bar & Grill, Lifetime Fitness, Sand Creek Park, Magnifi Financial, Coon Rapids Civic Center and more.



# PROPERTY OVERVIEW

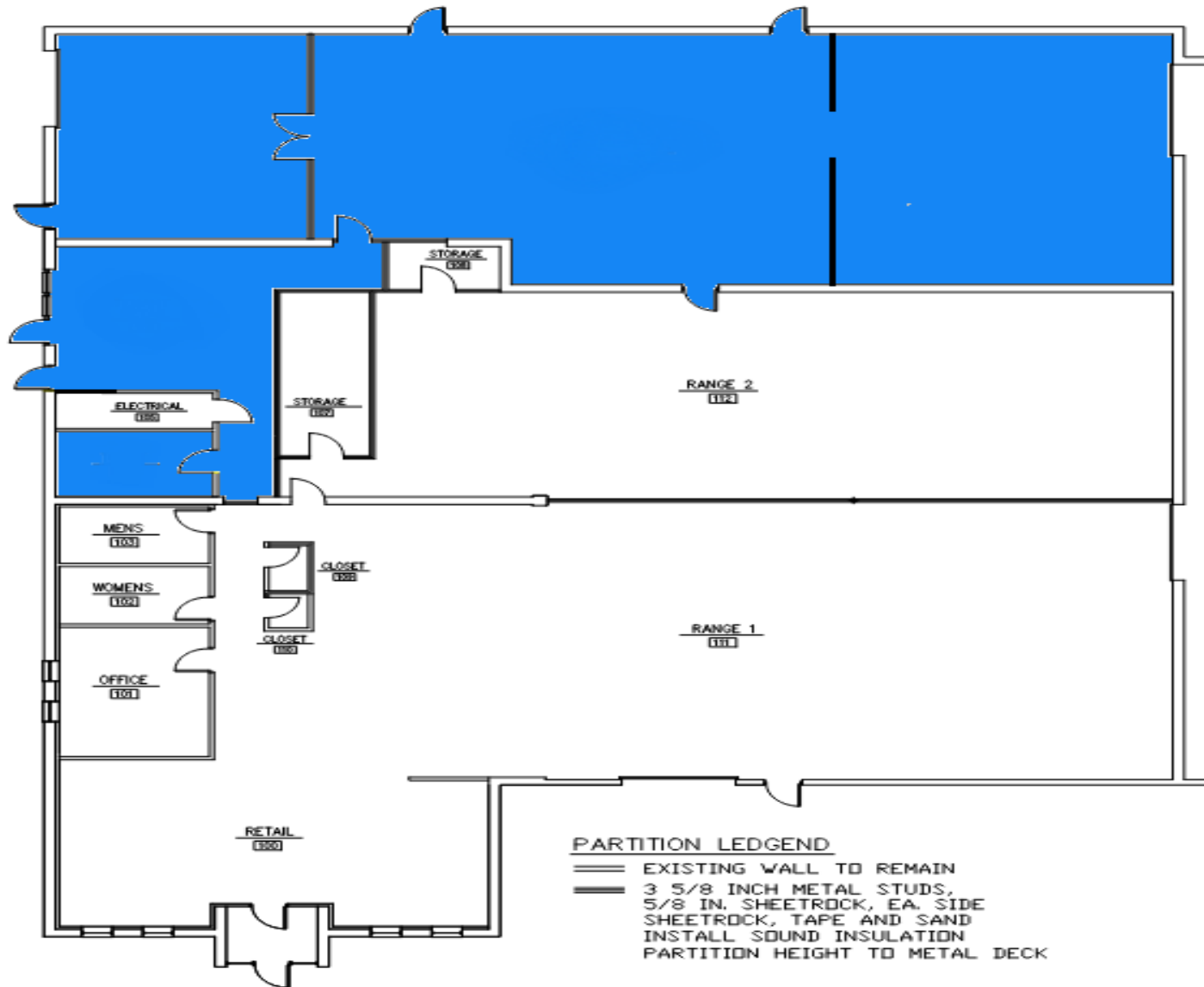
Lease Rate  
\$Negotiable

Building Size	12,823/sf
Space Available	Approximately 3,800/sf
Anoka County	PID 14-31-24-24-0022
2025 Taxes	\$24,249.86 + Assessments \$388.84
Zoned	Industrial
Built	1993

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# FLOOR PLAN



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# INTERIOR



## PROPERTY INFORMATION

- \* Fire Sprinkler w/monitoring service
- \* 12.6' Clear Height
- \* Constructed of 12" Concrete Block
- \* (1) 10'x10' Overhead Doors Drive-In
- \* Electrical: 120/240/480V, 3 Phase
- \* Recently Painted
- \* Radiant Overhead Heaters (has supplemental heat / air conditioning from forced air furnace)
- \* Compressed Air System throughout

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# EXTERIOR



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