



COMMERCIAL REALTY SOLUTIONS

**For Lease
Industrial Office/
Warehouse**



PRINCETON

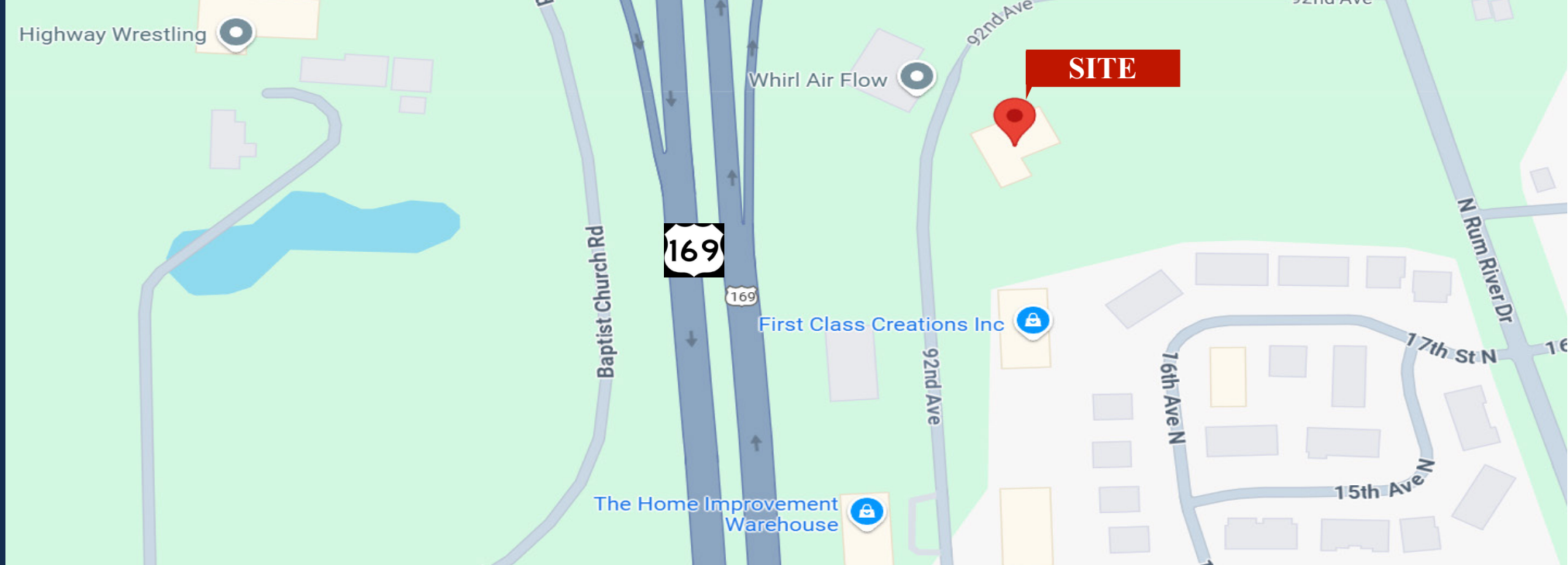
Industrial Office/Warehouse

Lease Rate: Office \$8.00/psf, Shop \$5.50/psf

Building Size: 12,500/sf

3156 92nd Ave, Princeton, MN 55371

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PROPERTY LOCATION

- * Great Visibility to 169
- * Located on the East Side of 169
- * North of Highway 95
- * Businesses in Area Include:
Whirl Air Flow, First Class Creations, Hansen Auctions,
Home Improvement Warehouse, Storage Rentals of America
and more.

TRAFFIC COUNTS - 2024

- * Highway 169 - 16,239 VPD
- * N Rum River Dr - 1,850 VPD



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PROPERTY OVERVIEW

Lease Rate

Office - \$8.00/psf NNN

Shop - \$5.50/psf NNN

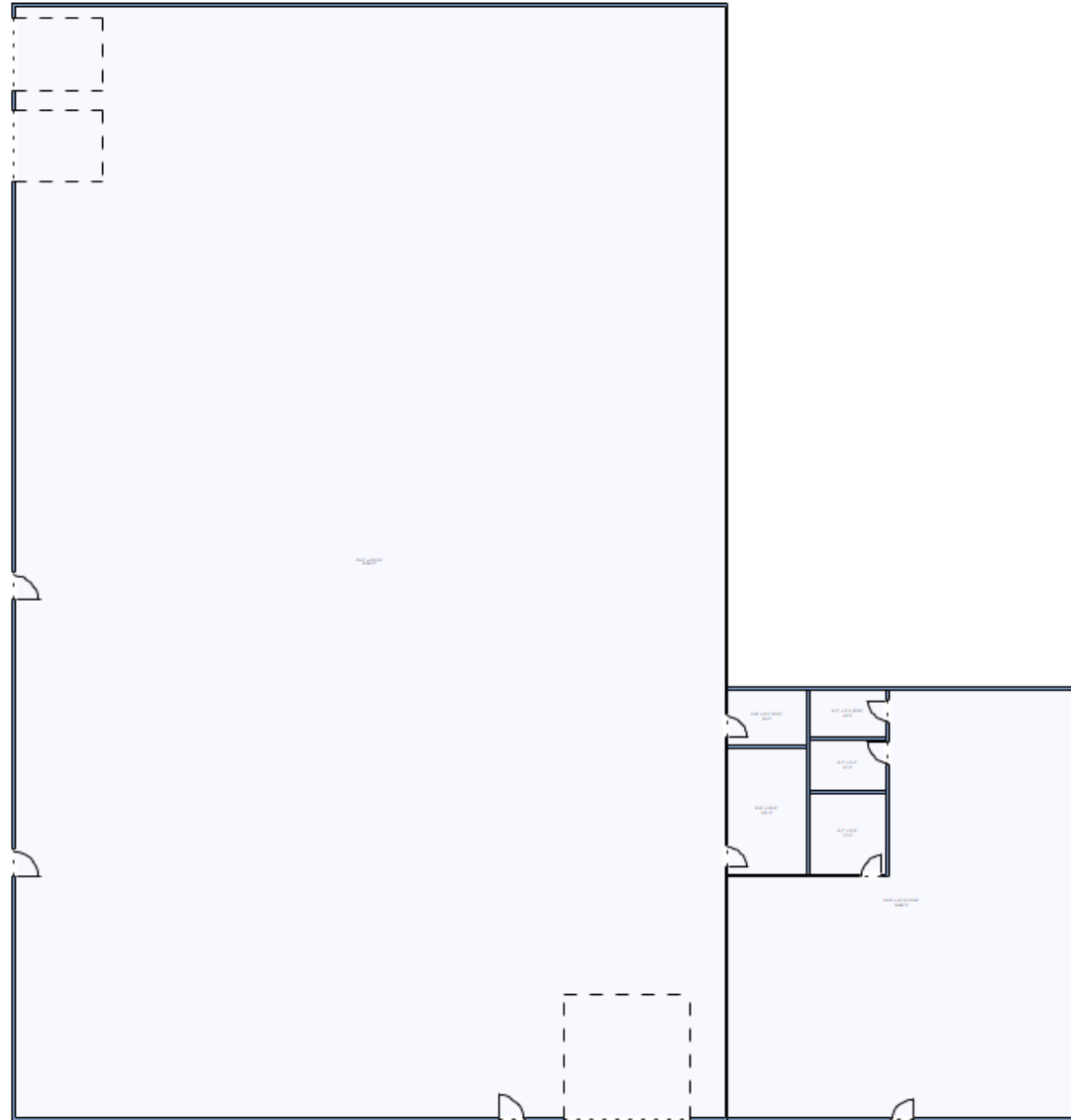
Operating Expenses: Paid Direct

Building Size	12,500/sf
County	Mille Lacs
PID	16-688-0040
2025 Taxes	\$5,476.00
Zoned	I-1 Industrial
Other	<ul style="list-style-type: none">* Single Tenant Building* Open Format Office with Breakroom and Private Bathroom.* Warehouse space is clearspan with 2 docks and a drive in.* New LED Lighting.* Security System in Place.



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FLOOR PLAN



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INTERIOR - Office



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INTERIOR - Warehouse



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INTERIOR/EXTERIOR - Warehouse



PROPERTY INFORMATION

- * HVAC: Forced Air Office, Radiant Heat in Warehouse
- * Electrical: 800 amp, 3-Phase, 4-Watt
- * (1) 14' x 14' Overhead Door
- * (2) Dock High Drive-Ins 8' x 10'
- * One Small Leveler
- * Clear Height: 16'-6" - 12'-6"
- * Ample Parking Spaces

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EXTERIOR



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