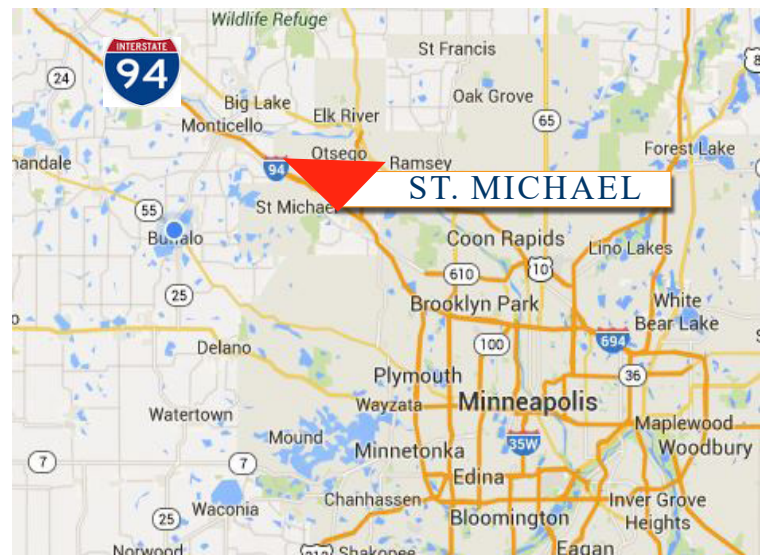




## **PROPERTY INFORMATION**

- \* Lease Rate: **\$12.00/psf (Gross)**  
(Gross Lease Includes: Tax, CAM, Utilities)
- \* Building is 98,331/sf
- \* Available: 6-8,000/sf Warehouse Bay
- \* Built 1999
- \* Wright County PID 114-164-001010
- \* Zoning: I-1 Industrial
- \* Businesses in the Area Include:  
JB Meats, US Water, McDonald's, Cub Foods,  
Pellco Machine, Holiday, Marketplace Foods,  
Allina Clinic, Fastenal, RA Cabinetry, Starbucks,  
Chipotle and more.

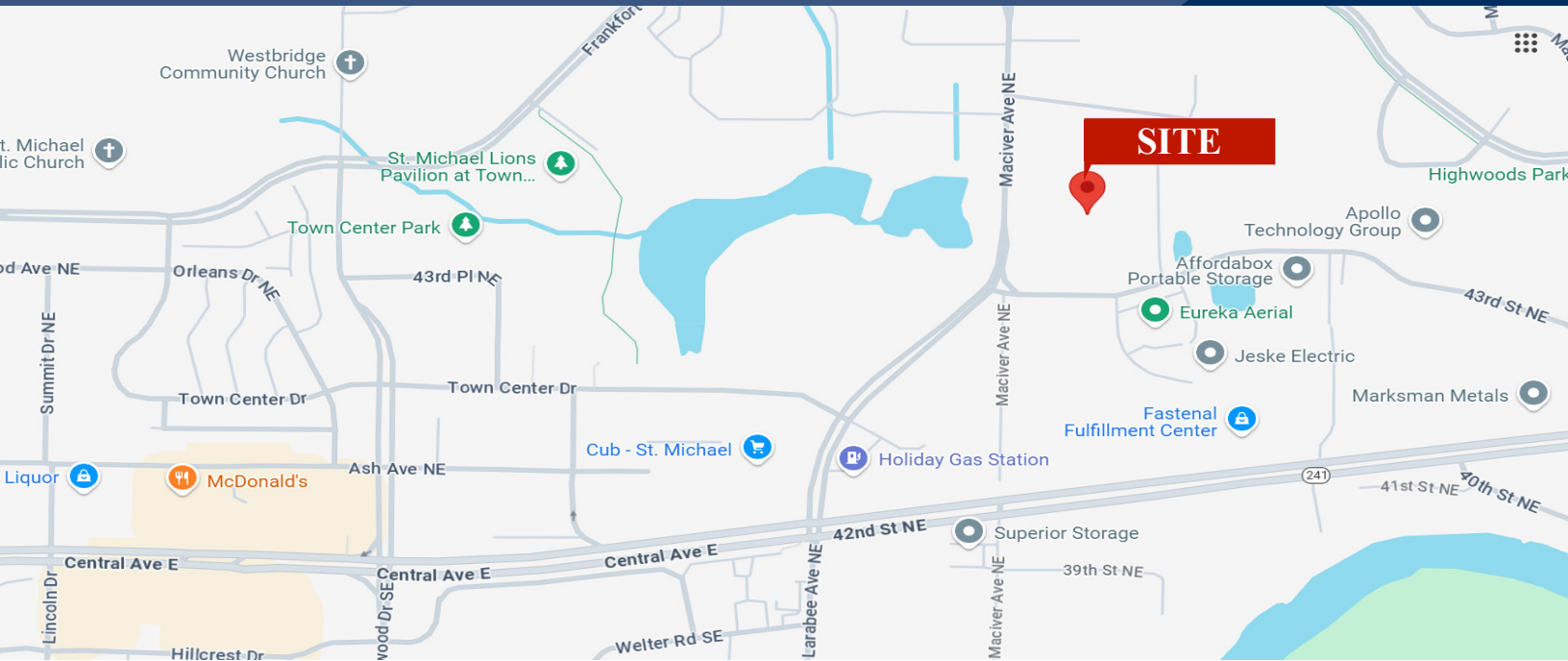


**Contact:**  
**JOE ELAM**  
**(320) 282-8410**  
**JElam@crs-mn.com**



COMMERCIAL REALTY SOLUTIONS

# For Lease Industrial Bay 12070 43rd St, St. Michael 55376



## PROPERTY INFORMATION

- \* 2 Miles from I-94
- \* North of Highway 241
- \* Easy Access to I-94
- \* Great Location



## TRAFFIC COUNTS - 2024

- \* County Road 241 - 25,896 VPD
- \* Maciver Ave NE - 4,971 VPD

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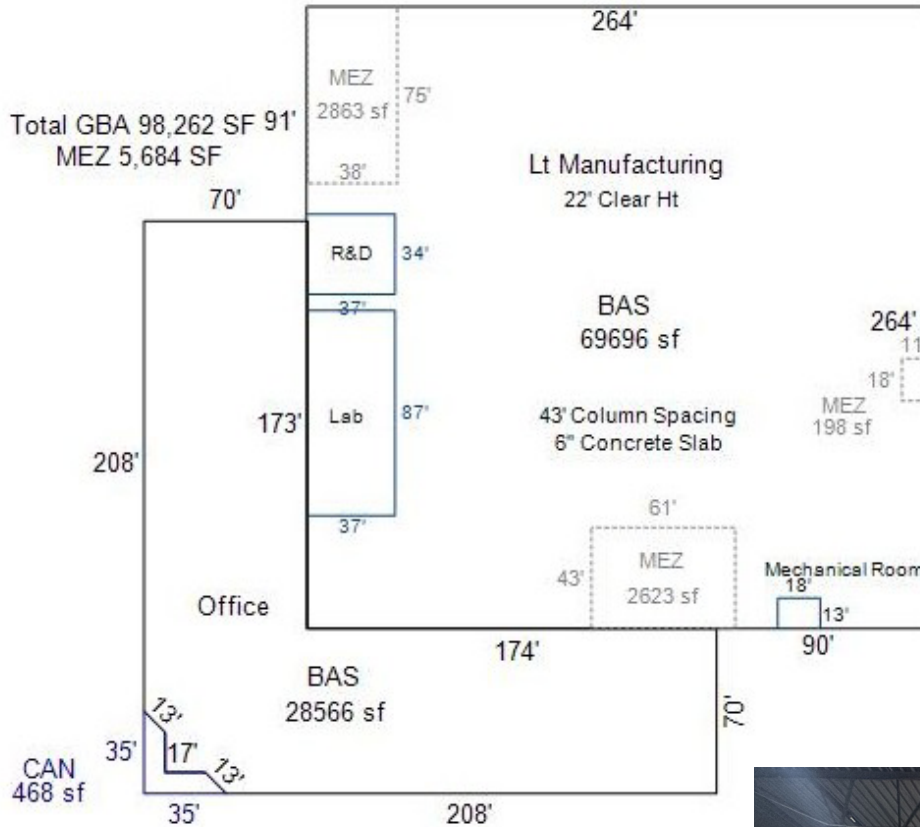
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COMMERCIAL REALTY SOLUTIONS

# For Lease Industrial Bay 12070 43rd St, St. Michael 55376



## BUILDING INFORMATION

- \* (1) 12' x 14' O.H. Drive-In Door
- \* Crane System in place
- \* Column Spacing 44' x 44'
- \* T-8 Lighting
- \* Building is Fully Sprinkled
- \* 19'-5" to Bottom of Crane Joists
- \* 23'-7" to Bottom of Bar Joists
- \* Shop Unit Heaters
- \* (1) Loading Dock (Shared)

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**For Lease**  
**Industrial Bay**  
**12070 43rd St, St. Michael 55376**



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