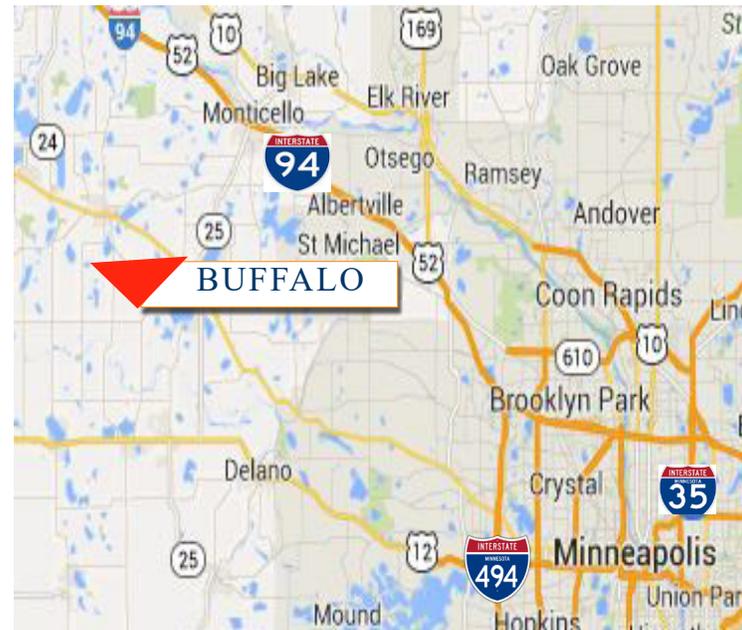




PROPERTY INFORMATION

- * Suite A (518/sf) **\$500.00/month Gross**
- * Operating Expenses \$2.60/psf
- * Air Conditioned Industrial Space
- * 3- Phase Power
- * Great Visibility to Highway 55
- * Zoned: I-1 (Light Industrial)
- * Great Space with Ample Parking
- * Businesses in Area:
Holiday, Perkins, Wright Lumber, Moon Donuts,
Arby's, Walgreen's, Country Store, Walmart Super
Center and more . . .



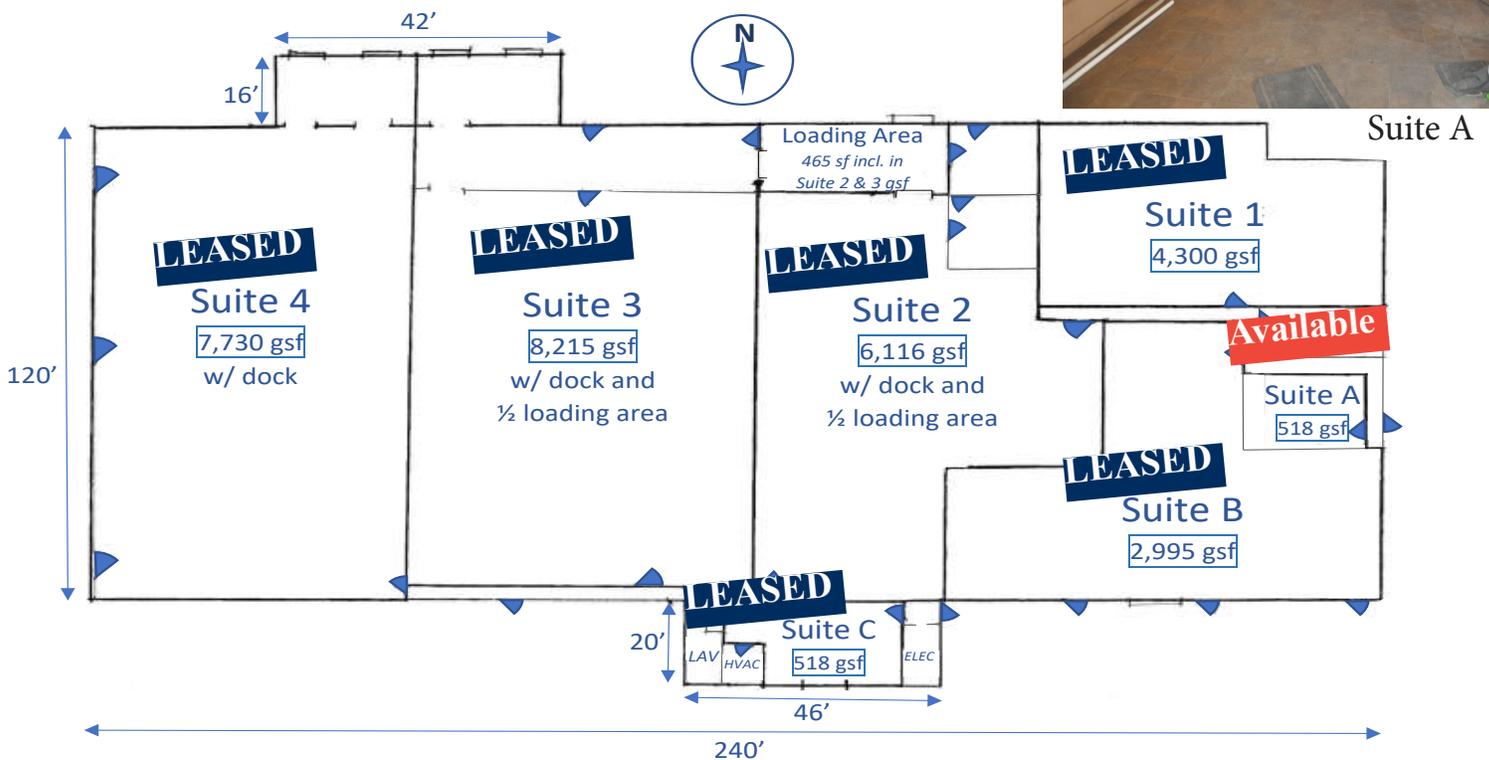
Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

For Lease Industrial Space 909 1st Avenue NW - Buffalo MN 55313

EXHIBIT A

Buffalo Industrial Building
909 1st Ave NW
Buffalo, MN 55313

Gross Square Footage Floor Plan
(February 2019 – NOT to scale)



BUILDING INFORMATION

- * Heavy Power
- * Masonry Block Construction
- * 14' Sidewalls
- * 12' Overhead Door

TRAFFIC COUNTS - 2023

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

Contact:
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(763) 229-4982
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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com