

For Lease Multi-Tenant Industrial Property 1285 114th Ave NW Coon Rapids 55448



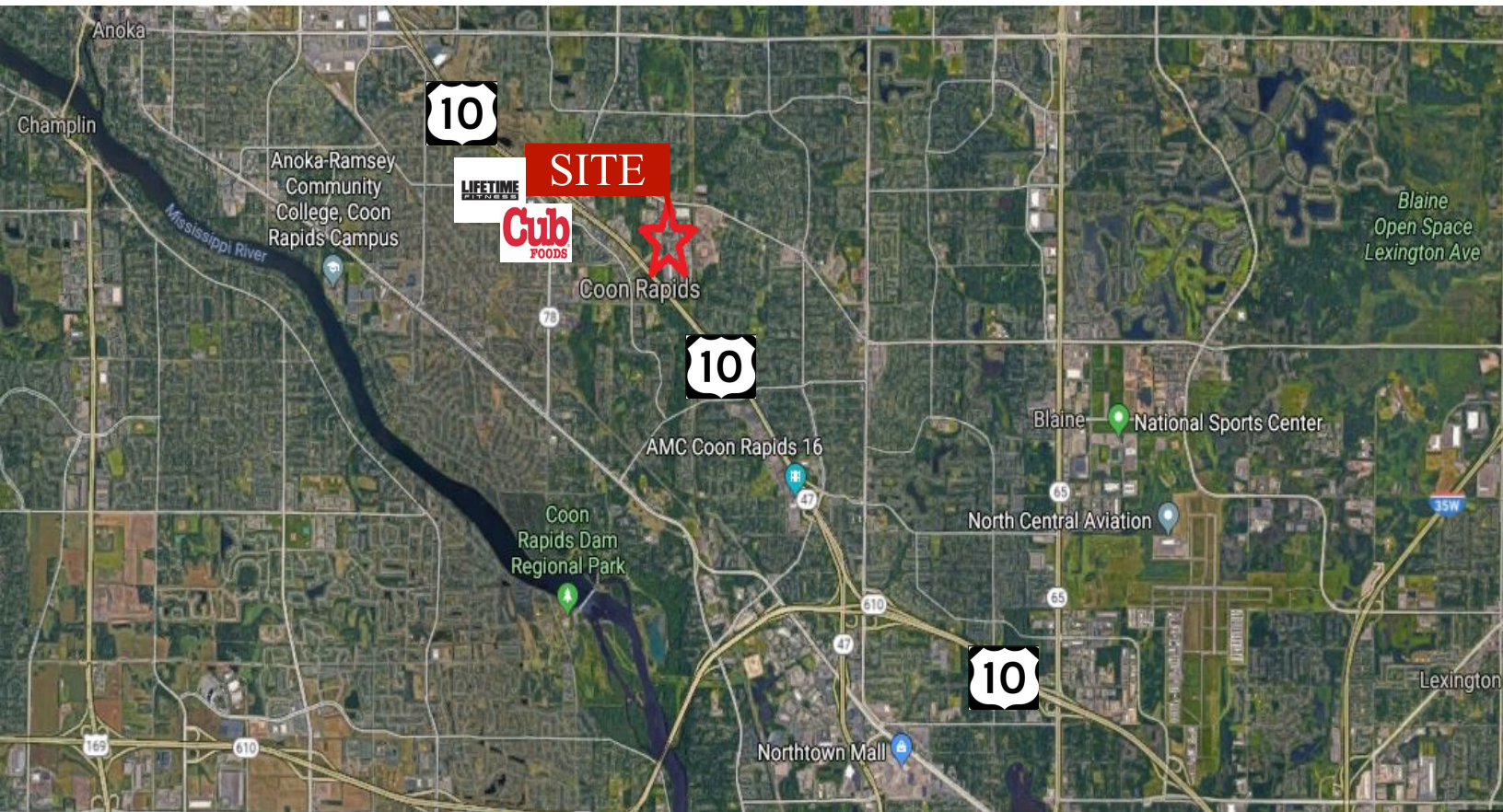
PROPERTY INFORMATION

- * Lease Rate **\$Negotiable**
- * Building is 12,823/sf
- * Available Approximately 3,800/sf
- * Year Built: 1993
- * Anoka County PID 14-31-24-24-0022
- * Zoned: Industrial
- * Businesses in the Area Include:
Shortstop Bar and Grill, Lifetime Fitness,
Sand Creek Park, Magnifi Financial,
Coon Rapids Civic Center and more. . .



Contact:
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PROPERTY INFORMATION

- * 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 - 2023

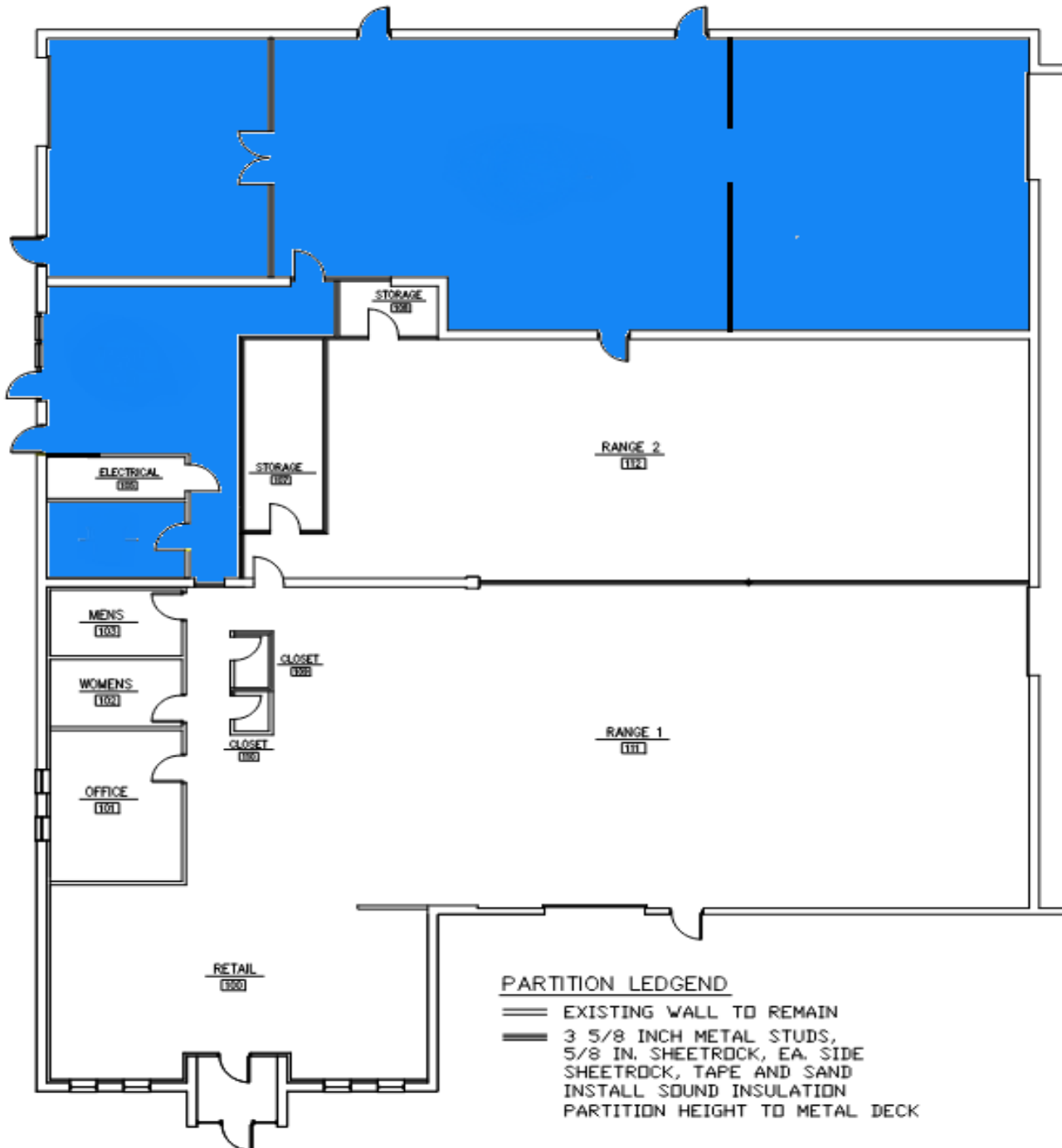
- * Xeon St NW - 6,400 VPD
- * 114th Ave NW - 2,900 VPD

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Floor Plan

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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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