



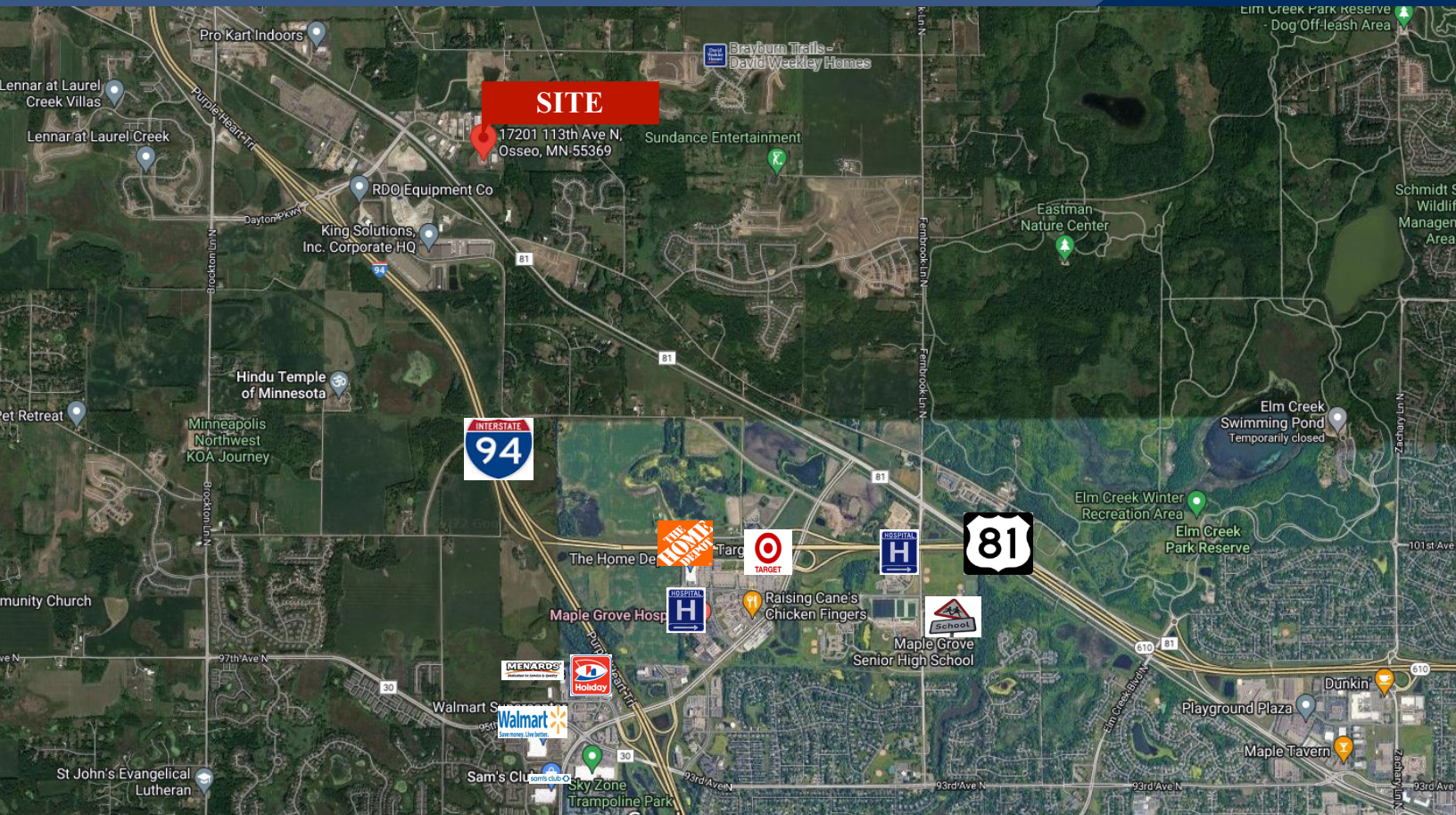
## **PROPERTY INFORMATION**

- \* Lease Rate **\$9.50/psf NNN**
- \* Operating Expenses \$4.00/psf
- \* Building is 16,000/sf  
Space Available:
  - Suite 102 - 3,200/sf
  - Suite 103 - 3,200/sf
- \* Hennepin County
- \* PID 32-120-22-23-0008 2024 Taxes \$46,866.80
- \* Zoned: I-2 Heavy Industrial
- \* Businesses in Area Include:  
United Water & Sewer, T.C. Transport,  
Kisch Oil, RDO Equipment, Comfort Matters,  
Fenstra Lawn, Landscape & Irrigation and more



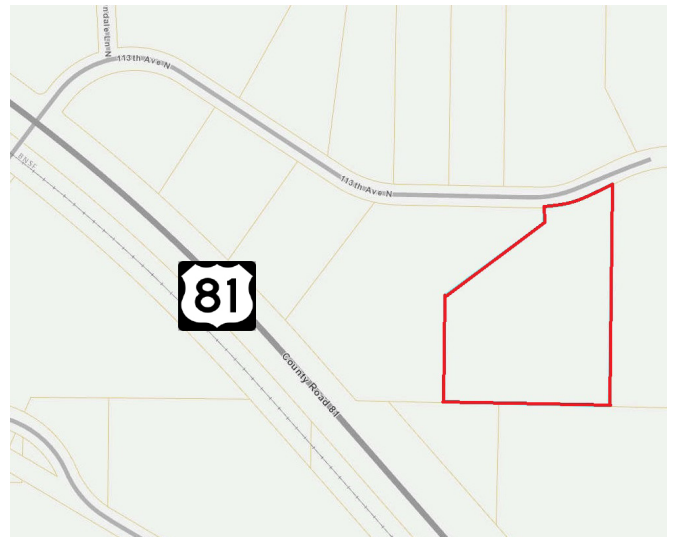
**Contact:**  
**SHEILA ZACHMAN**  
**(763) 244-0600**  
**SZachman@crs-mn.com**

# For Lease Industrial Property 17201 - 113th Avenue, Dayton 55369



## LOCATION INFORMATION

- \* Prime Location just off of Hwy 81
- \* Minutes from Interstate 94
- \* Near Many Services and Amenities



## TRAFFIC COUNTS - 2023

\* Highway 81 - 15,100 VPD

**Contact:**

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COMMERCIAL REALTY SOLUTIONS

# For Lease Industrial Property 17201 - 113th Avenue, Dayton 55369



## PROPERTY INFORMATION

### Suite 102 (3,200/sf)

- \* Warehouse 64' x 40' (2,100/sf)
- \* Office (500/sf)
- \* Mezzanine 40' x 15' (600/sf)
- \* (1) 14' x 12' O.H. Door w/Opener (Drive-In)
- \* 3-Phase Electric
- \* Unit Heater
- \* 20' Sidewalls
- \* 18' Clear Height

### Suite 103 (3,200/sf)

- \* Warehouse 64' x 40' (2,100/sf)
- \* Office (500/sf)
- \* Mezzanine 40' x 15' (600/sf)
- \* (1) 14' x 12' O.H. Door w/Opener (Drive-In)
- \* 3-Phase Electric
- \* Unit Heater
- \* 20' Sidewalls
- \* 18' Clear Height

Note: A/C in Office Only



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