



COMMERCIAL REALTY SOLUTIONS

For Lease
Finished Office
Space

Highway 12

DELANO

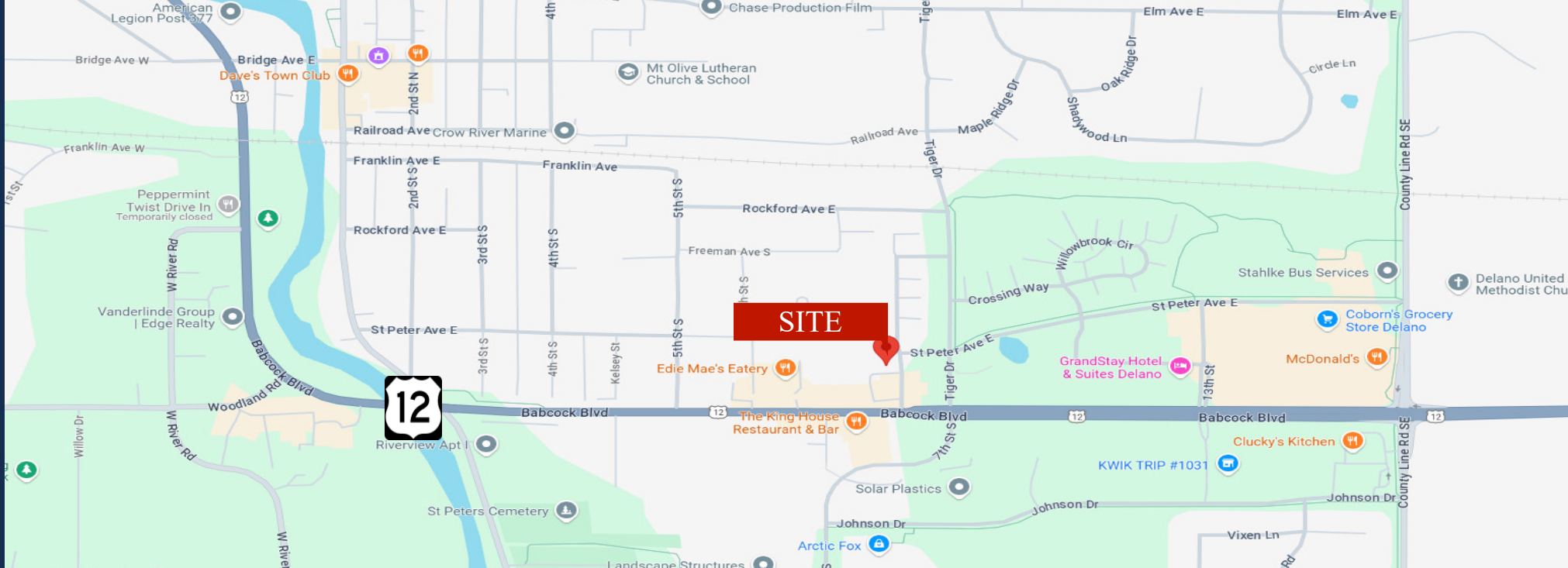
Office Space

Lease Rate: Negotiable

Building Size: 2,058/sf - Available Space: 1,050/sf

305 Crow River Drive, Delano, MN 55328

Joseph Elam, Broker
320.282.8410
JElam@Crs-Mn.com



PROPERTY LOCATION

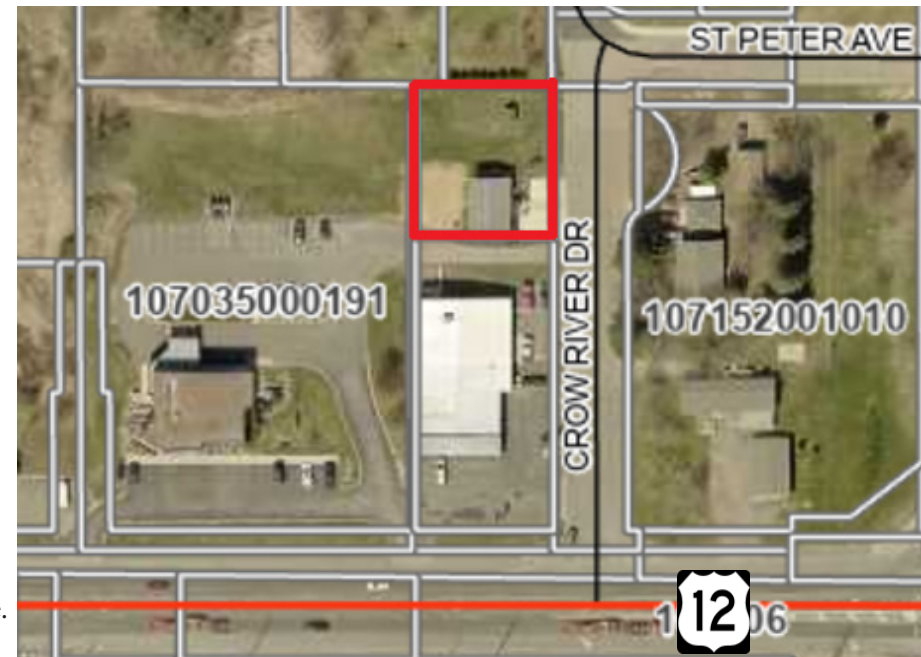
- * Good Location
- * Just North of Highway 12

TRAFFIC COUNTS - 2024

* Highway 12 - 15,473 VPD

Businesses in the Area:

Culver's, All Seasons Sports, Ridgeview Clinic, O'Reilly Auto Parts and more.



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PROPERTY OVERVIEW

Lease Rate

Negotiable Gross
(Operating Expenses: \$5.88/psf)

Building Size	2,058/sf 1,050/sf Available
Lot Size	0.24 Acres
Wright County	PID: 107-500-123-428
2025 Taxes	\$4,700.00
Zoned	B3 Highway Business
Tenant	Multi-Tenant
Floors	2
Parking Spaces	4+

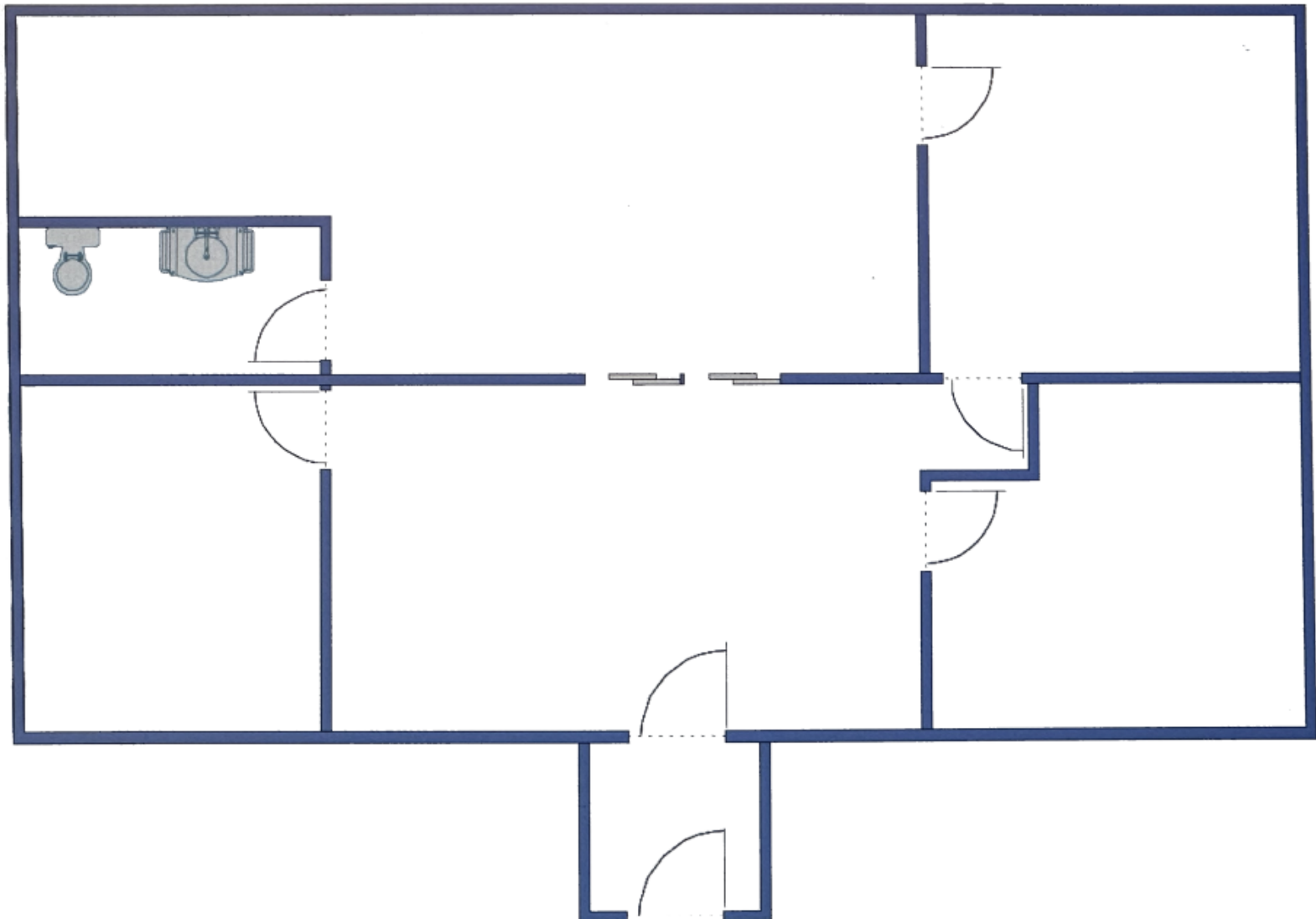
PROPERTY OVERVIEW

- * Former Insurance Office
- * 3 Private Offices
- * Reception Area
- * Breakroom / Conference Room
- * Some Recent Upgrades
- * 4 x 8 Monument Signage Available
- * Forced Air
- * 200 Amp Electrical
- * Clear Height: 8'



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FLOOR PLAN



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INTERIOR



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INTERIOR/EXTERIOR



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