



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial "Cold-Storage"
Space



HOWARD LAKE INDUSTRIAL SPACE

Lease Rate: \$2.50/psf Gross

Space Available: 10,600/sf

305 13th Avenue, Howard Lake, MN 55349

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- ◆ North of Hwy 12
- ◆ West of 13th Avenue
- ◆ South of I-94

TRAFFIC COUNTS - 2024
*** Highway 12 - 10,000 VPD**



Businesses in the Area:

Forsman Farms, Trilite Stone, Hardware Hank, USPS, Citizens Alliance Bank, Carlson Packaging Solutions, Munson Lakes Nutrition, Dura Supreme Cabinetry and more.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PROPERTY OVERVIEW

Lease Rate

\$2.50/psf Gross

Operating Expenses	\$100/Month Utilities
Building Size	48,268/sf
Space Available	10,600/sf
Wright County	PID 109-500-041201
2025 Taxes	\$22,572.00
Zoned	Industrial
Year Built	1949
Tenant	Multi-Tenant
Floors	One (1)



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BUILDING OVERVIEW

Building Type	Cold Storage
Heat	N/A
Electrical	Fluorescent Lighting
Dock Doors	One (1) 8' x 10' - No Leveler
Other	Shared Access to Drive-In Door
Clear Height	16'
Elevator	No
Interior Sprinkler	No

INTERIOR



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EXTERIOR



Drive-In Door Available Thru Main Building

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