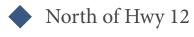
For Lease Industrial "Cold-Storage" Space



HOWARD LAKE INDUSTRIAL SPACE

Lease Rate: \$2.50/psf Gross Space Available: 10,600/sf 305 13th Avenue, Howard Lake, MN 55349

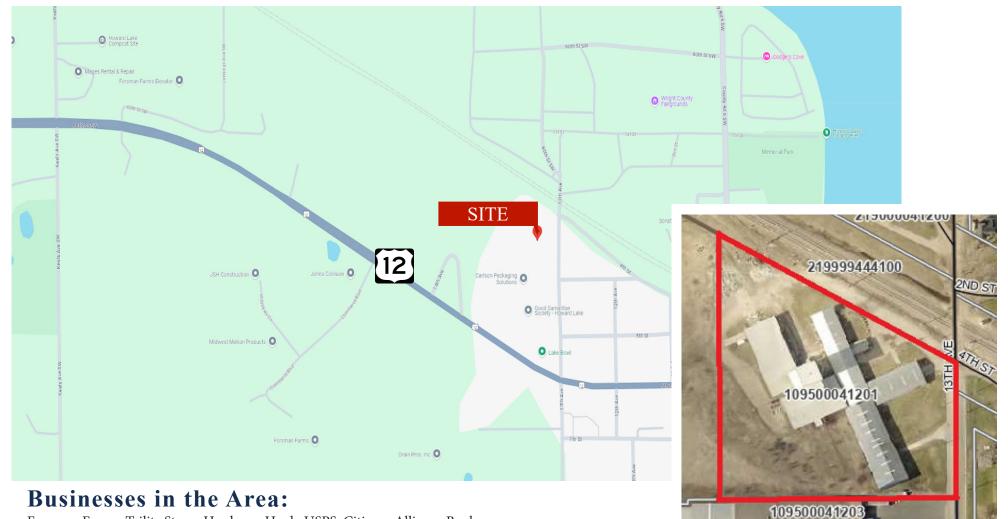
Sheila Zachman, Broker 763.244.0600 SZachman@Crs-Mn.com



West of 13th Avenue

South of I-94





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

I.

Cold Storage
N/A
Fluorescent Lighting
One (1) 8' x 10' - No Leveler
Shared Access to Drive-In Door
16'
No
No

INTERIOR





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EXTERIOR



Drive-In Door Available Thru Main Building

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