



COMMERCIAL REALTY SOLUTIONS

PRICE REDUCED

For Sale/For Lease
Industrial /Commercial
Multi-Tenant
Building



MAPLE LAKE INDUSTRIAL BUILDING

Space Available: (2) 2,400/sf Units, (1) 6,000/sf

710 6th Street NW, Maple Lake, MN 55358

Wayne Elam, Broker
763.229.4982
WElam@Crs-Mn.com



PROPERTY LOCATION

- * North of Hwy 55
- * Close to Amenities and Services
- * Great Industrial Location
- * Easy Hwy 55 Access
- * City Utilities
- * Businesses In the Area:
 Cedar Lake Engineering, Bernatello's Pizza, Subway,
 Certified Wood Products, Granite Tops, Dollar General,
 Madigan's Pub & Grill, The Butchery of Maple Lake,
 BP Station and more...

TRAFFIC COUNTS - 2023

- * Hwy 55 - 10,000 VPD
- * Oak Avenue - 7,660 VPD



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PROPERTY OVERVIEW

Sales Price
\$999,000.00

Reduced to \$969,000.00

Building Space Available	(2) 2,400/sf Units (1) 6,000/sf Unit
Lot Size	2.91 Acres
Wright County	PID 110-04300-2010
2024 Taxes	\$26,310.40 + Assessments \$479.60
Zoned	I-1 Light Industrial
Year Built	2019
Tenant	Multi-Tenant

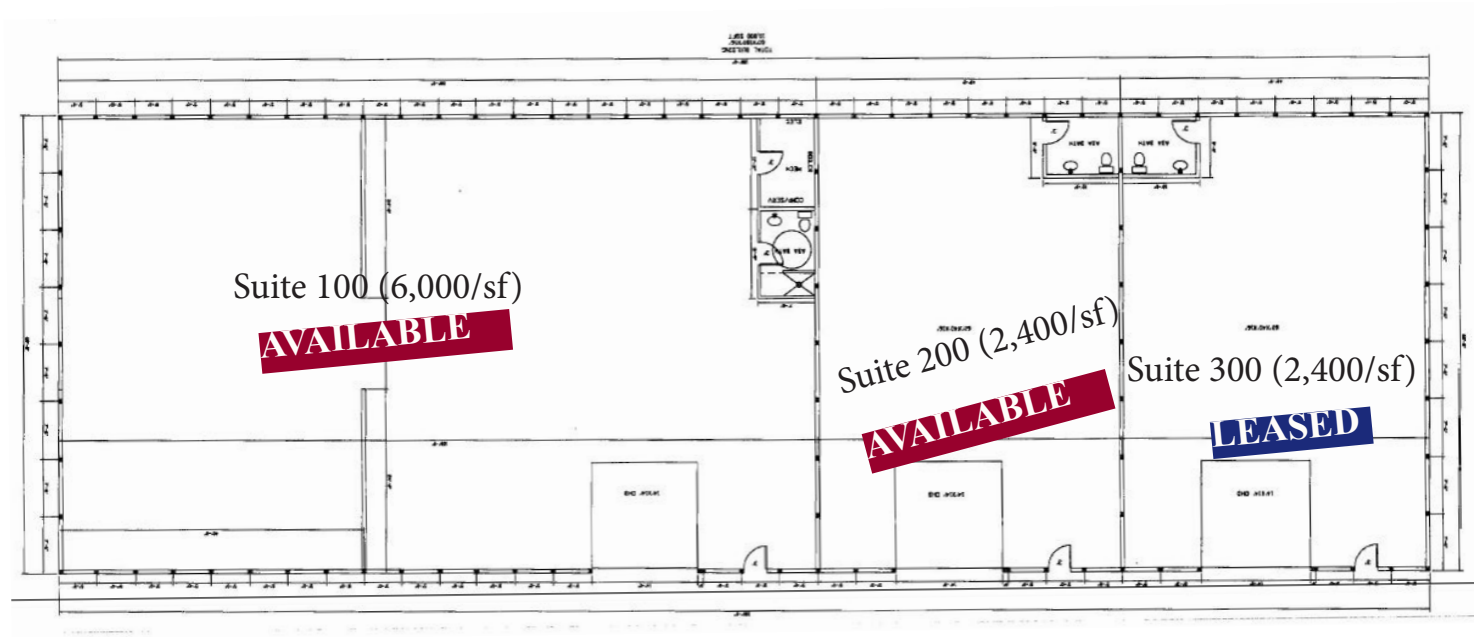
PROPERTY INFORMATION

Lease Rate
\$10.00/psf NNN

- * Operating Expenses: \$3.00/psf
- * Suite 100 - 6,000/sf (60' x 100') - Available
- * Suite 200 - 2,400/sf (40' x 60') - Available
- * Suite 300 - 2,400/sf (40' x 60') - Leased
- * Three (3) Overhead, Drive-In Doors 12' x 14'
- * 16' High Sidewalls
- * 200 Amp Service
- * 3 Phase Power
- * Bathroom
- * Fully Insulated Steel Building
- * Unit Heater
- * City Utilities

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FLOOR PLAN



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INTERIOR - Suite 100 (6,000/sf)



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INTERIOR - Suite 200 (2,400/sf)



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EXTERIOR



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