



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

PRICE REDUCED



MAPLE LAKE INDUSTRIAL BUILDING

Sale Price: ~~\$999,000~~ Reduced to **\$969,000**

(1) 6,000/sf Unit, (2) 2,400/sf Units

710 6th Street NW, Maple Lake, MN 55358

Wayne Elam, Broker
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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 - 2024

- * 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 Size	(1) 6,000/sf Unit (Available) (1) 2,400/sf Unit (Available) (1) 2,400/sf Unit (Leased)
Lot Size	2.91 Acres
Wright County	PID 110-04300-2010
2025 Taxes	\$27,487.68 + Assessments \$444.32
Zoned	I-1 Light Industrial
Year Built	2019
Tenant	Multi-Tenant

PROPERTY INFORMATION

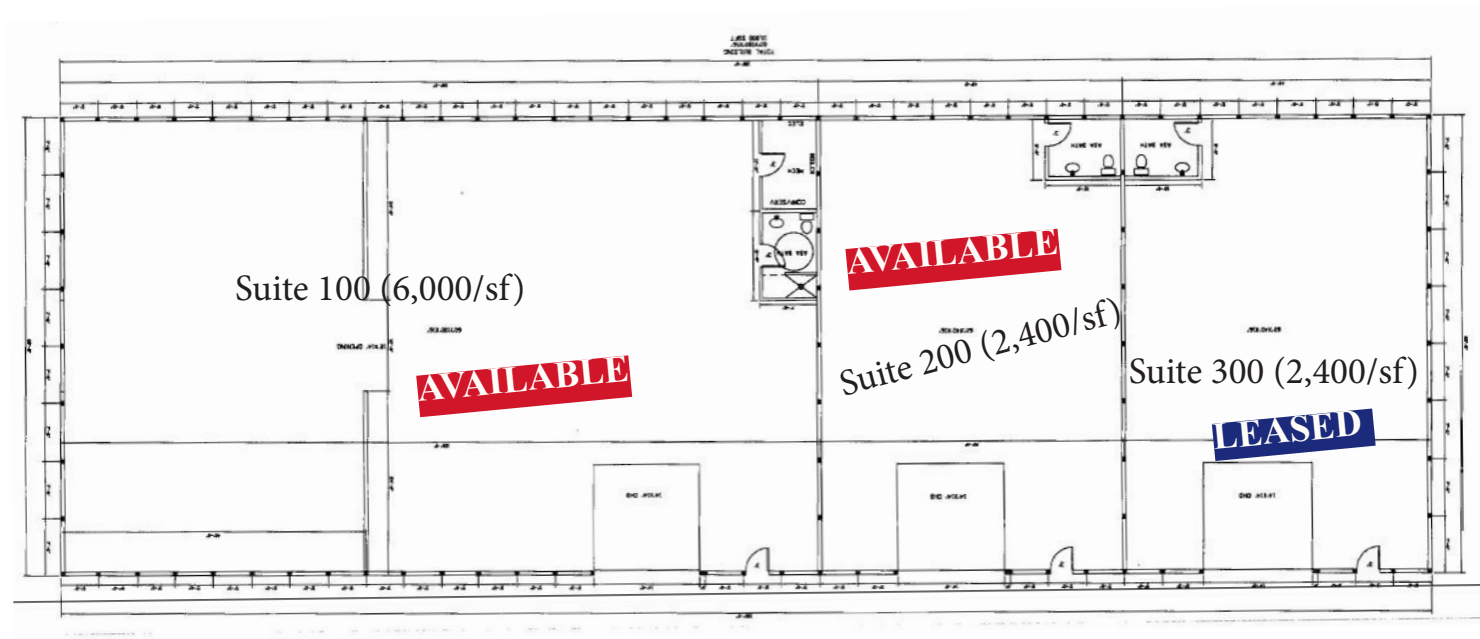
Lease Rate

\$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
- * Each Suite (1) Overhead, Drive-In Door 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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