



### PROPERTY INFORMATION

- \* Lease Rate \$10.00/psf NNN Lease
- \* Operating Expenses \$3.00/psf
- \* Available:

Suite 100 - 6,000/sf

Suite 200 - 2,400/sf

Suite 300 - 2,400/sf - LEASED

- \* Wright County PID 110-043-002010
- \* Zoned: I-1 Light Industrial
- \* Businesses in the Area Include:

Platinum Plus Printing, Cedar Lake Engineering,

Bernatello's Pizza, Certified Wood Products,

Northstar Granite Tops, Dollar General, Subway,

Madigan's Pub & Grill, BP Station and more!



WAYNE ELAM (763) 229-4982

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### PROPERTY INFORMATION

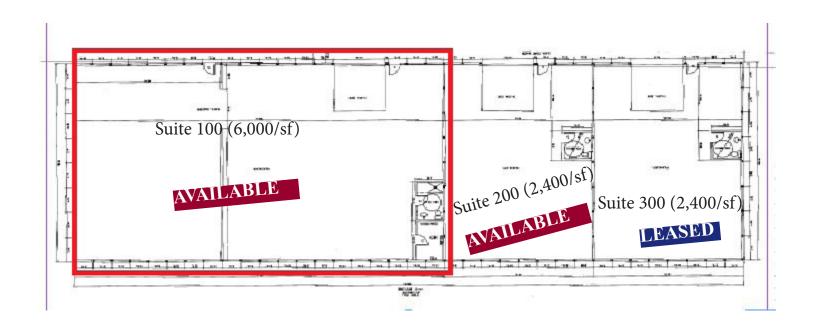
- \* Located North of Highway 55
- \* Close to Amenities and Services
- \* Great Industrial Location
- \* City Utilities
- \* Easy Access to Highway 55

### **TRAFFIC COUNTS - 2023**

\* Highway 55 - 10,000 VPD \* Oak Ave. - 7,660 VPD

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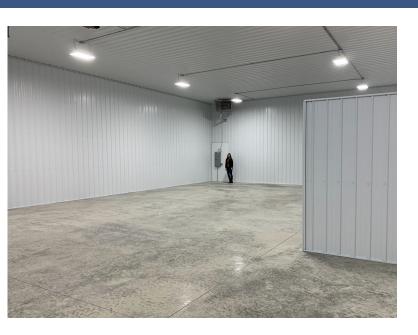
#### PROPERTY INFORMATION

- \* 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 space has (1) 14' x 14' O.H. Drive-In Door
- \* 16' High Sidewalls
- \* 200 Amp Service
- \* 3 Phase Power
- \* Bathroom
- \* Fully Insulated Steel Building
- \* Unit Heater

Preliminary Plan

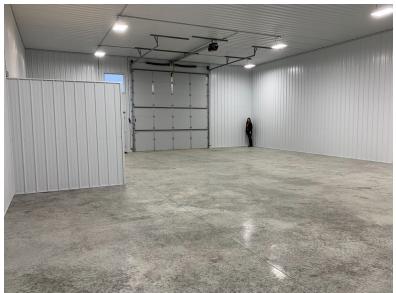
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Suite 200 (2,400/sf)

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