

# For Lease Commercial Space 710 6th Street NW, Maple Lake 55358



## 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!



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**



COMMERCIAL REALTY SOLUTIONS

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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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