

FOR LEASE

12,000 SQ FT INDUSTRIAL

LITTLE CANADA, MN 55113-2230



**COLDWELL BANKER
COMMERCIAL
REALTY**



Location

**2948 Rice St
Little Canada, MN 55113
Ramsey County**

Property Features

- ❖ Zoned 480 IND WAREHOUSE
- ❖ Easy access to location
- ❖ Centrally Located just South 694/35E
- ❖ Multiple offices main and 2nd floor
- ❖ Heavy Power
- ❖ Drive in Door/ 14' Ft
- ❖ Exterior Dock
- ❖ Large yard/parking lot

Craig Weber (612) 968-0839
E) craig.weber@cbburnet.com
Allan Zolin (651) 341-8196
E) allan.zolin@cbrealty.com

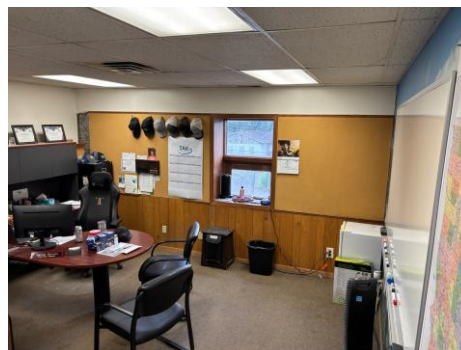


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Lease Information

- ❖ **Negotiable Rate**
- ❖ 3 or 5 year lease minimum
- ❖ NNN Lease
- ❖ Local Landlord/Property Manager



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5 Mile Area Demographics

- ❖ Population: 219,154
- ❖ Median Household Income: \$79,932
- ❖ Median Home Value: \$319,089
- ❖ Traffic: Rice St/Maple LN S 14,436
- ❖ Daytime employment 138,378

Contact

Coldwell Banker Commercial /
JAC Commercial Group

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