



# INDUSTRIAL FOR LEASE!



## LAKE DRIVE INDUSTRIAL

6933 & 6943 Lake Drive, Lino Lakes, MN 55014

**2,400–7,400 SF**

**EXCELLENT FOR  
WAREHOUSE OR  
SERVICE NEEDS**

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**Co**mmercial Equities Group  
— Investment Real Estate Services



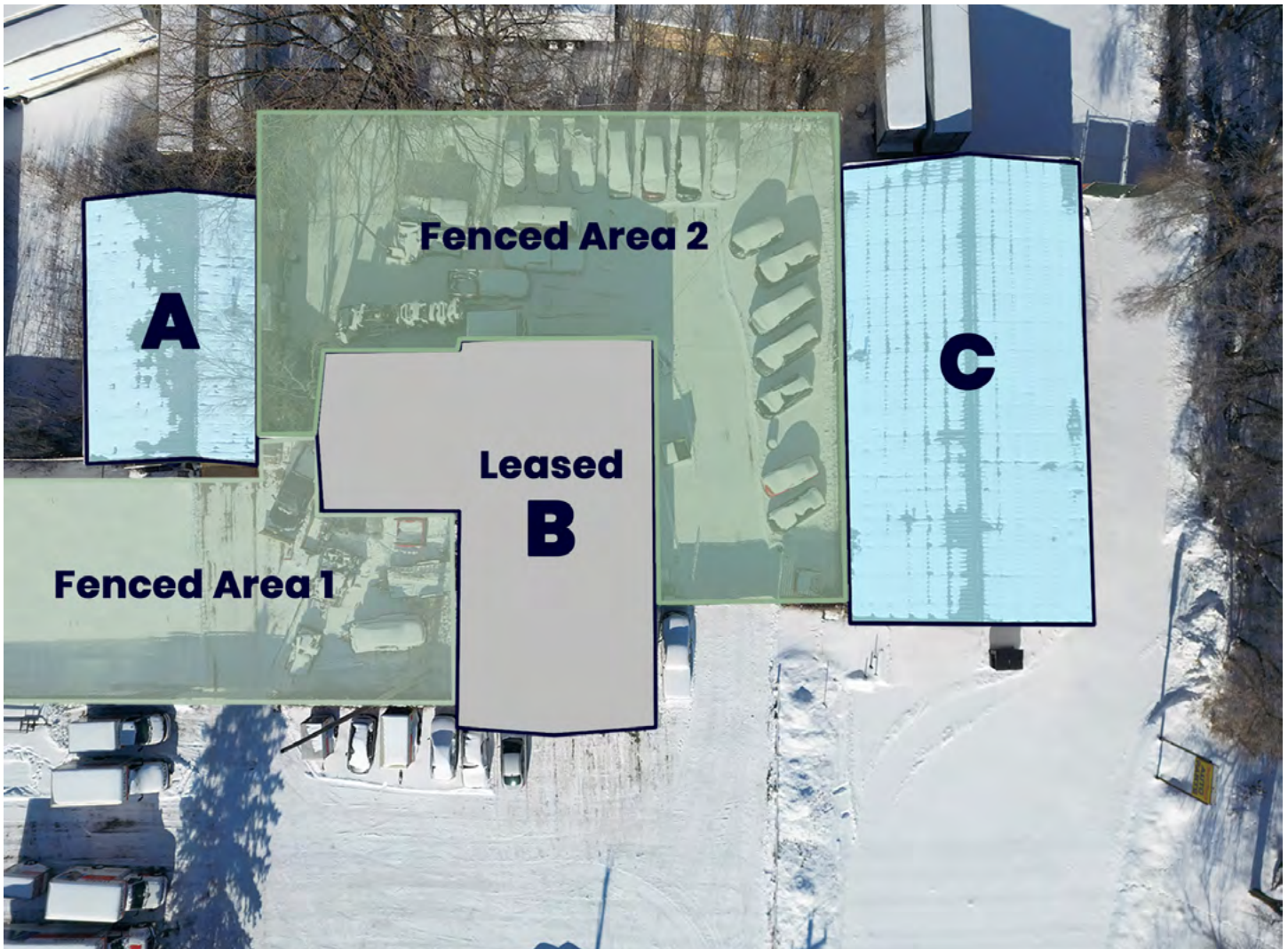
# SPACE INFO

## **6933 Building A:** 2,400 SF

- 12x14' drive-in
- 10-13' clear
- Restroom, and heated and air-conditioned space
- Outdoor storage available

## **6943 Building C:** 5,000 SF

- Two 12x14' drive-ins with drive thru ability
- Up to 16' clear
- Small service office, restroom and heated shop with flammable waste traps
- Outdoor storage available



**BASE RENT: \$10.00 PSF**

**EST. OPERATING EXPENSES: \$4.42 PSF**



# THE PROPERTY

**Lake Drive Industrial offers general business zoning that permits industrial, service, and flex spaces in a very desirable location.**

- Suitable for smaller-scale industrial, service, or mixed-use businesses
- Extra parking available in lot and fenced areas
- Outdoor storage options
- Trailer truck parking available – 70 spots (\$75 per spot per month)
- Website: [CEGspaces.com/lake-drive](http://CEGspaces.com/lake-drive)

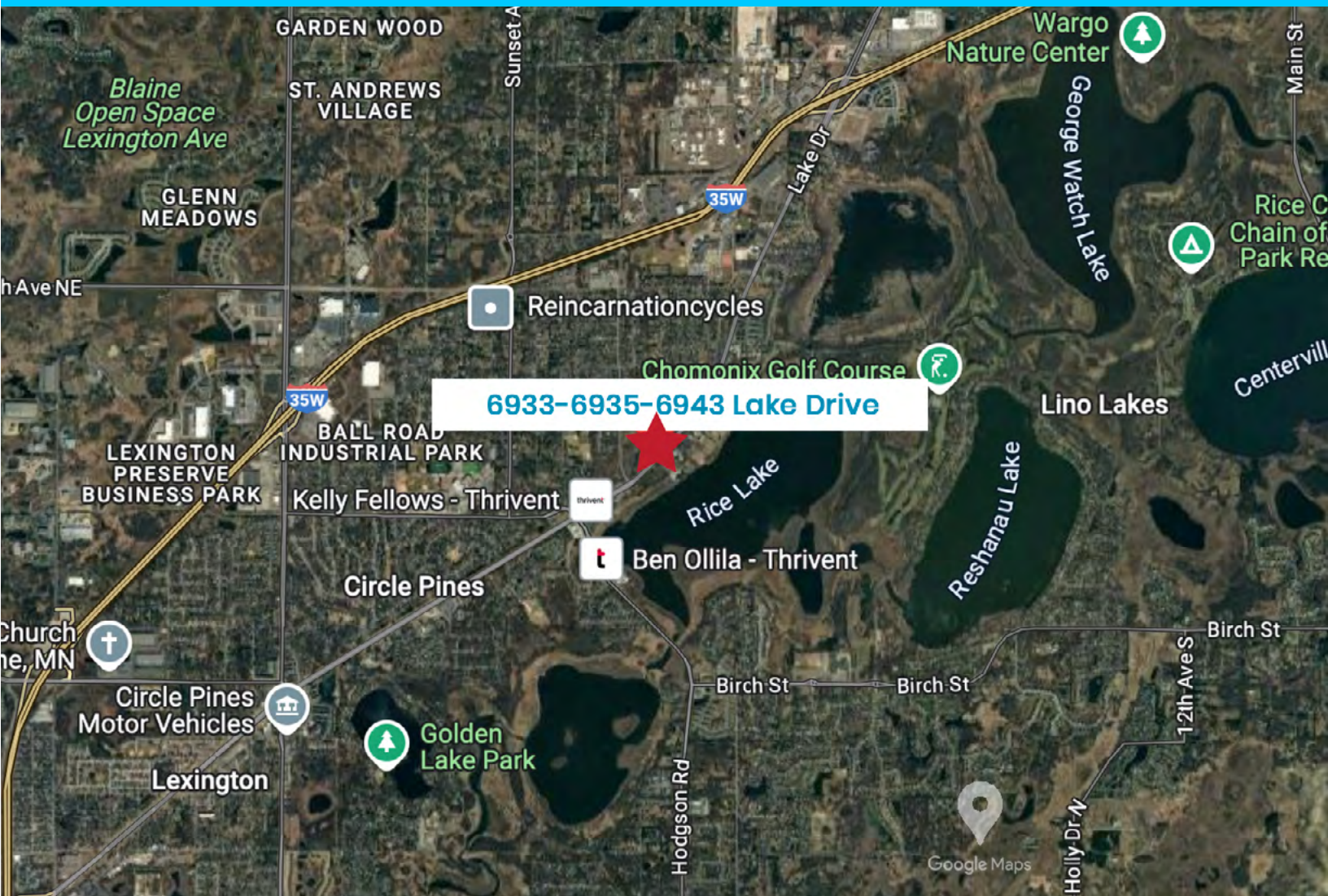




# THE LOCATION

**Lino Lakes, in Anoka County, actively promotes and supports industrial businesses through economic development efforts, resources, logistics, and ventures.**

- The city is part of the MN Technology Corridor along I-35 that has abundant fiber, water, and power access
- Home to diverse businesses including logistics, industrial labels, manufacturing, and general construction
- 20 miles from Minneapolis on I-35W



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# THE SPACES

