

## 4319 Steiner St St. Bonifacius



- Versatile Industrial/Flex building
- Total Building 17,598
- Landlord open to modifying to create additional Warehouse depending on Tenant needs
- 10,750SF Available Immediately
- Divisible to 4000SF - 5000SF
- Landlord occupies \$7000 – open to vacating
- Clear Height 14-16ft
- 2 – 14ft Drive-in Doors
- 1 Dock Door potential to open a 2<sup>nd</sup> Door
- Heavy Office Buildout in Place
- Lease Rate: \$8.50-\$10psf NNN
- CAM/Tax Rate: \$5.50

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

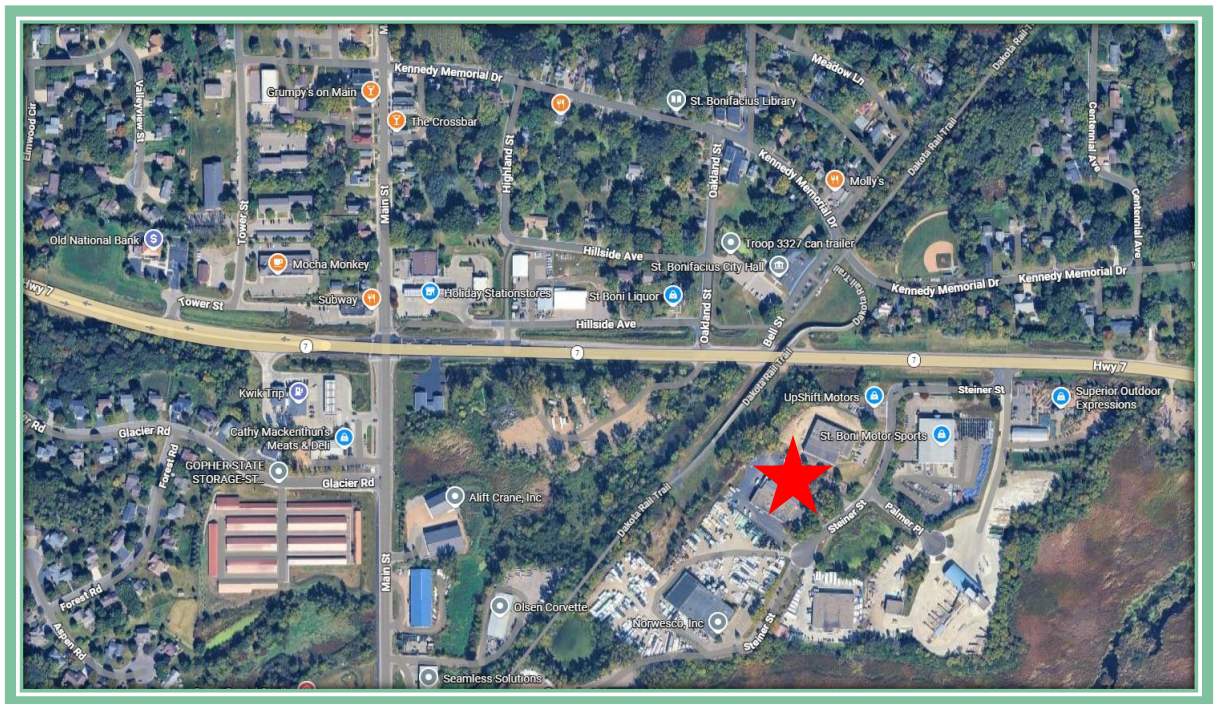
Contact:

**Matt Anderson**  
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## Local Retail



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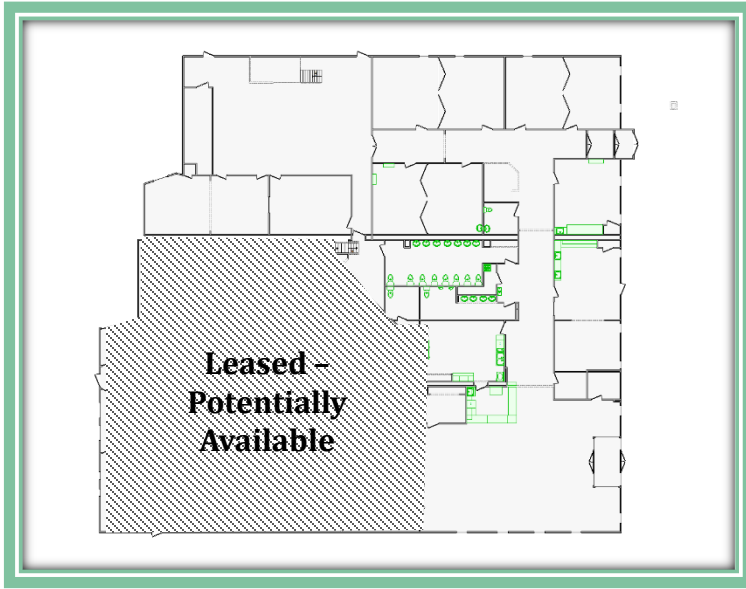
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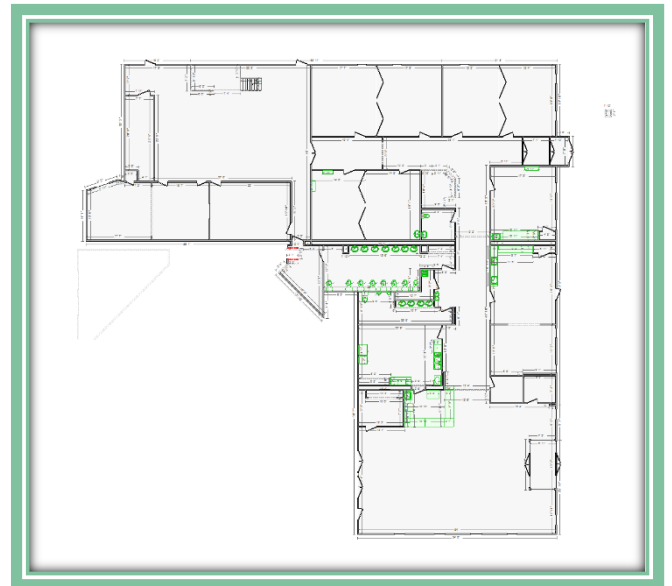
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## Floor Plans



### Virtual Tour :

<https://app.docusketch.com/player/jERu0Mc5>



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*city of*  
**ST. BONIFACIUS** *Minnesota*

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	<b>2333</b>	<b>5611</b>	<b>9326</b>
<b>MEDIAN HH INCOME</b>	<b>\$180,270</b>	<b>\$102,369</b>	<b>\$100,872</b>

**TRAFFIC COUNTS**

<b>HWY 7 AND OAKLAND ST</b>	<b>13,900 CARS PER DAY</b>
<b>HWY 7 AND MAIN ST</b>	<b>10,607 CARS PER DAY</b>
<b>HWY 7 AND GRIMM RD</b>	<b>13,000 CARS PER DAY</b>

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