



FOR SALE OR LEASE

**170 WEST CIRCLE DRIVE
SAINT CHARLES, MN 55972**

LIST PRICE

\$1,300,000

LEASE RATE

AVAILABLE UPON REQUEST

TYPE

INDUSTRIAL/MANUFACTURING/OFFICE

SIZE

17,130 SQFT


FEATURES


- 17,130 SF
 - +/- 12,000 SF Warehouse with Mezzanine
 - +/- 5,000 SF Office
- 18'ft ceiling height, (3) 16'ft drive in / grade level doors with drive through warehouse capability for efficient vehicle movement, (1) loading dock, and floor drains.
- Modern building features include energy-efficient LED lighting, spray foam insulation for superior temperature control, secure key card access, and convenient connectivity to Highway 14 and Interstate 90.

**FOR MORE INFORMATION
VISIT OUR WEBSITE**



Tyler Cain | Associate

 tyler@coreregrp.com

 507.993.1671 (M)



