



# Available for Lease

## 455 Willow Drive

Long Lake, MN 55356

**Max Holmes**

Associate

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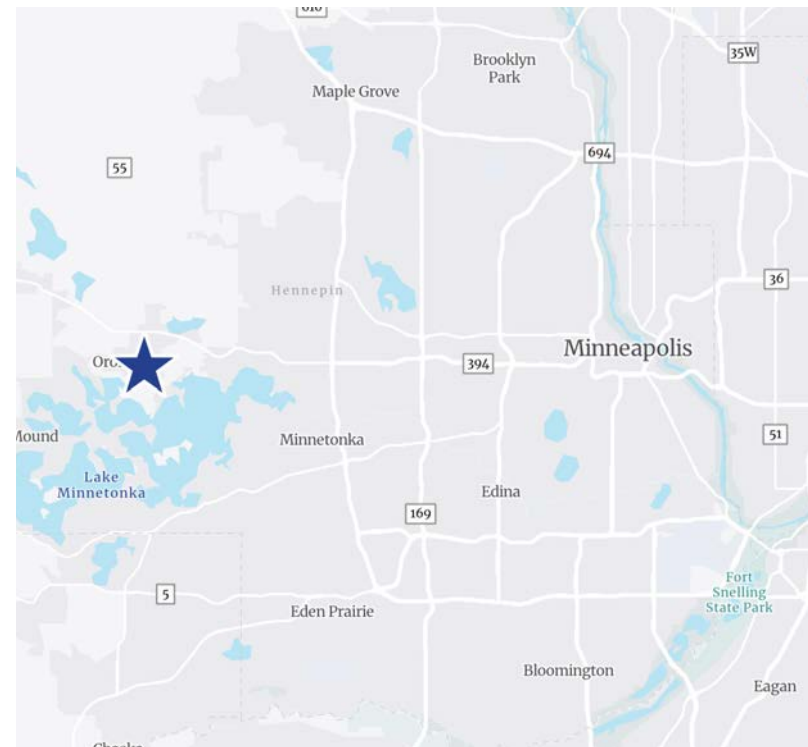
# Long Lake Business Center

## Office/Warehouse Building for Lease

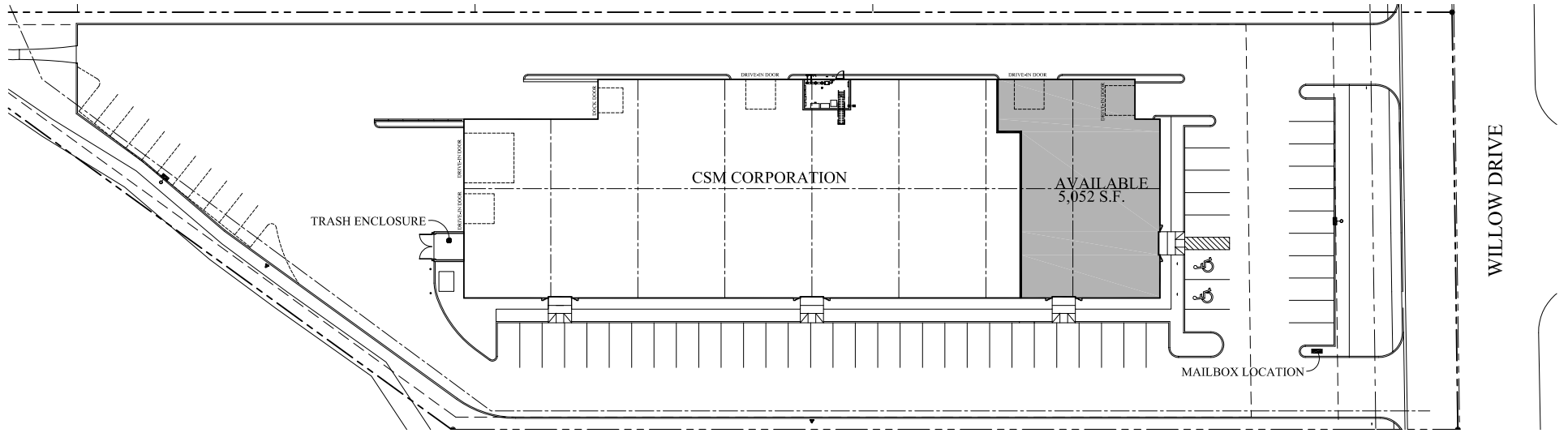
- 5,052 SF office/warehouse space available
- Two (2) drive-in doors
- Endcap space
- Ample parking space
- Private offices
- Storage along Willow Drive
- Excellent visibility
- Easy access to US Hwy 12

## Property Details

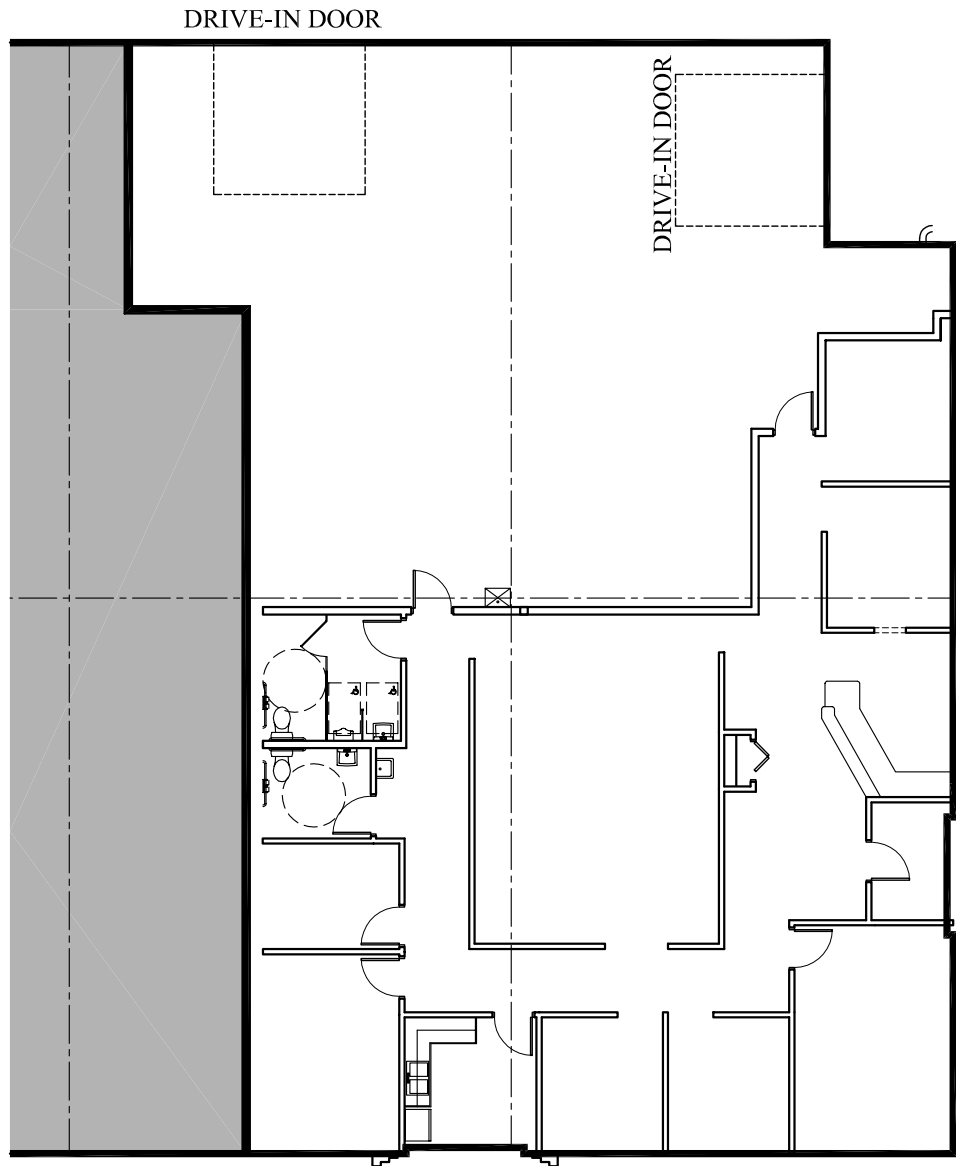
	5,052 SF Total
	2,818 SF Office
<b>Available Vacancy</b>	2,234 SF Warehouse <ul style="list-style-type: none"><li>• One (1) 12' high drive-in door</li><li>• One (1) 14' high drive-in door</li></ul>
<b>Net Rental Rate</b>	Negotiable
<b>2026 Est CAM/Tax</b>	\$5.84 PSF Total   \$2.99 PSF RE Taxes   \$2.85 PSF CAM
<b>Building Size</b>	23,593 SF
<b>Location</b>	Located right off of US Hwy 12
<b>Signage</b>	Building signage available
<b>Utilities</b>	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.



# Site Plan



# Floor Plan



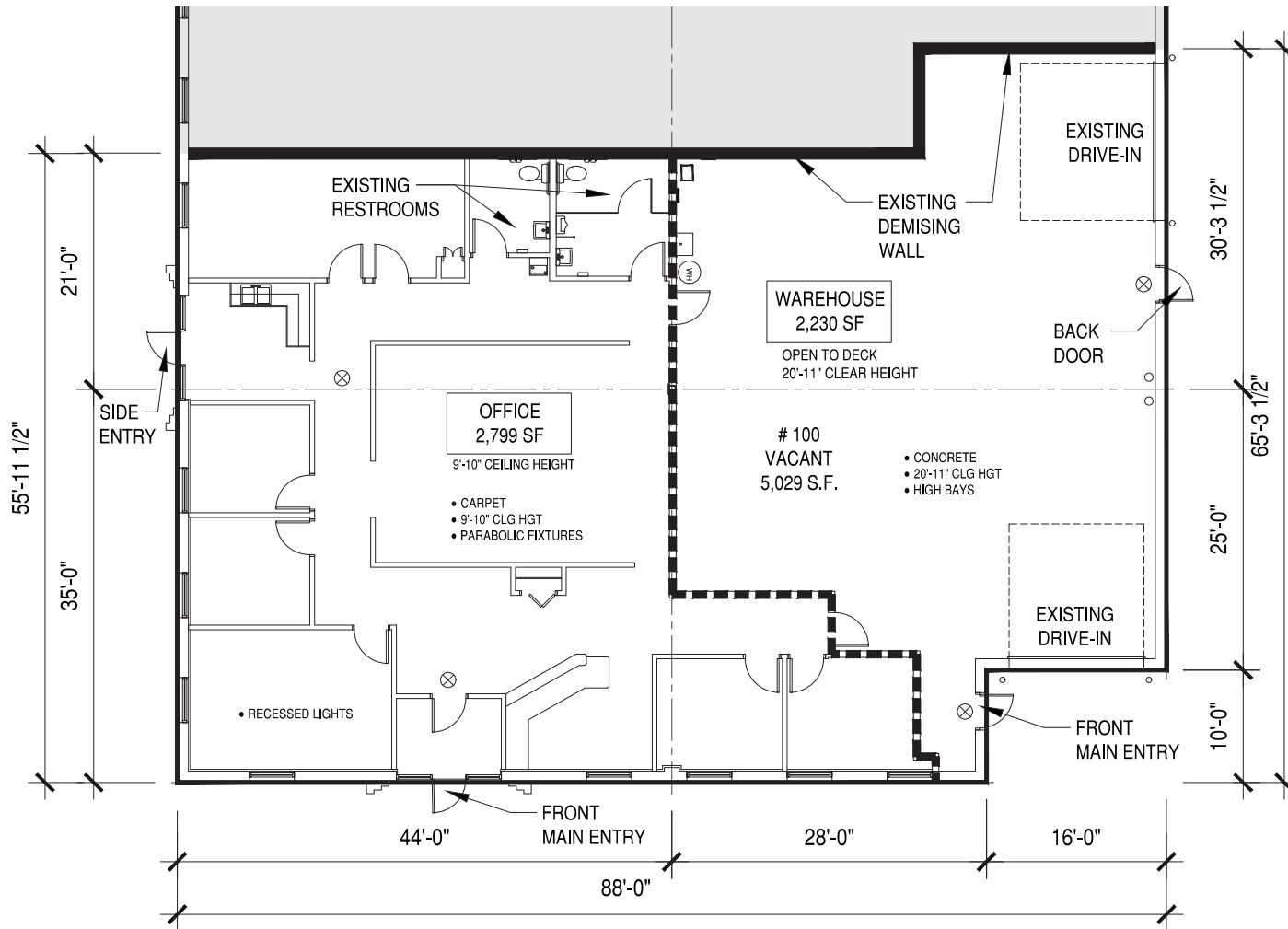
Suite 100

5,052 SF Total

2,818 SF Office

2,234 SF Whse

# As-Built Plan



Suite 100

5,052 SF Total

2,818 SF Office

2,234 SF Whse



**LONG LAKE  
BUSINESS CENTER**

**Wayzata Blvd**

**Brown Rd N**

**Willow Dr**

**12**

## Contact

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