

Hugo | MN 55038
13025 Fenway Boulevard North



Lease/Sale



Eagles Landing Condos

OFFICE/WAREHOUSE CONDOMINIUMS

- 20' clear height
- Large 16'WX14'H drive-in door
- 200 amp | 120/208 volt power
- Sprinklered
- Drains with flammable waste trap
- In-floor heat
- Mezzanine included
- Large windows
- LED lighting
- Fence between each building enclosing middle area
- Zoned I-3 General Industrial



4771 Bald Eagle Ave | Suite 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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For Lease

AVAILABLE:

Suite 310

- 4,000 total SF
- 994 sf of office
- 3,006 sf of warehouse

BASE NET RENT:

\$12.95 per square foot

ADDITIONAL RENT:

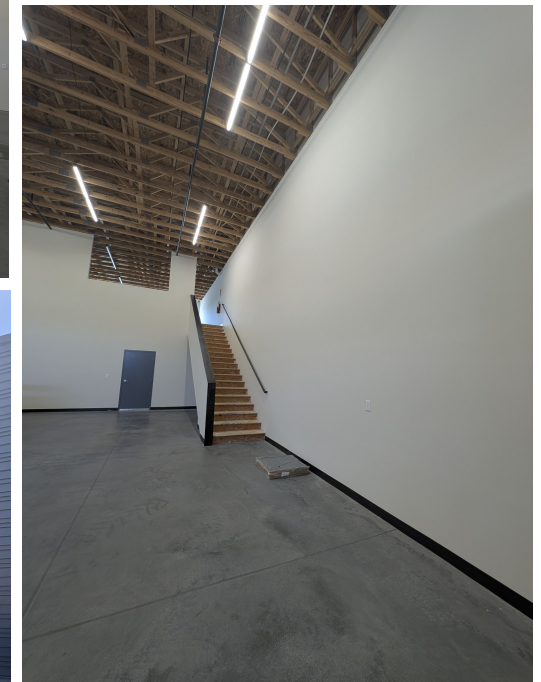
\$2.33 common area expenses
\$4.68 real estate taxes
\$7.01 total per square foot

TOTAL COST PER MONTH

- Base rent \$4,316.67 per month
- Additional rent \$2,337.84
- Total rent \$6,654.51

UTILITIES AND GARBAGE:

- Utilities are separately metered and paid directly by tenant
- Garbage is paid directly by tenant



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For Sale

SALE PRICE:
\$850,000.00

MONTHLY ASSOCIATION DUES WITH PURCHASE

\$530 per month
Includes:

- Snow plowing
- Lawn care
- Fire protection (sprinkler system)
- Insurance
- General maintenance



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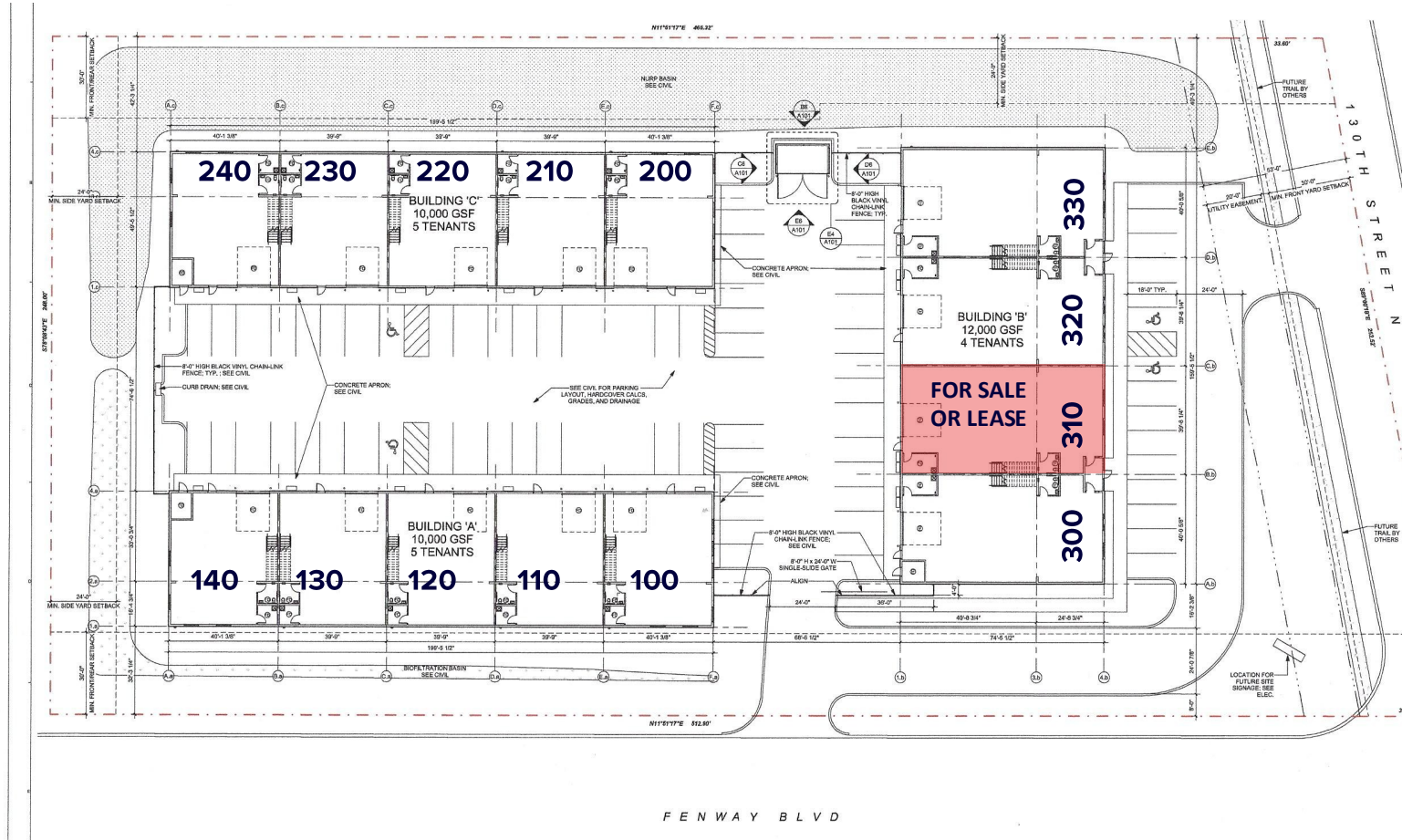


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