



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE



## Industrial / Flex for Sale

13720 Lincoln Street NE, Ham Lake, MN

### AVAILABLE SPACE

- Block construction
- Total building size 15,392 SF
- Total land size 1.25 Acres
- Zoning allows light mfg, warehousing, service or some retail
- Great visibility and frontage to Bunker Lake Blvd.
- Easy access to Highway 65 (Central Avenue)

### PROPERTY DETAILS

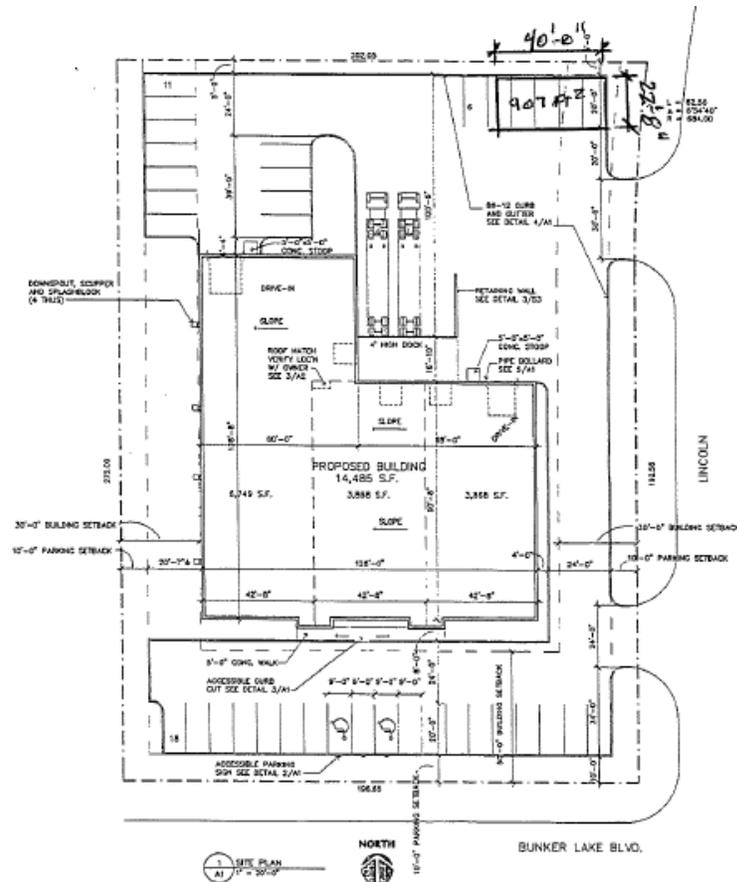
Sale Price \$2,100,000  
2025 Taxes \$40,524.08

### FOR MORE INFORMATION, CONTACT

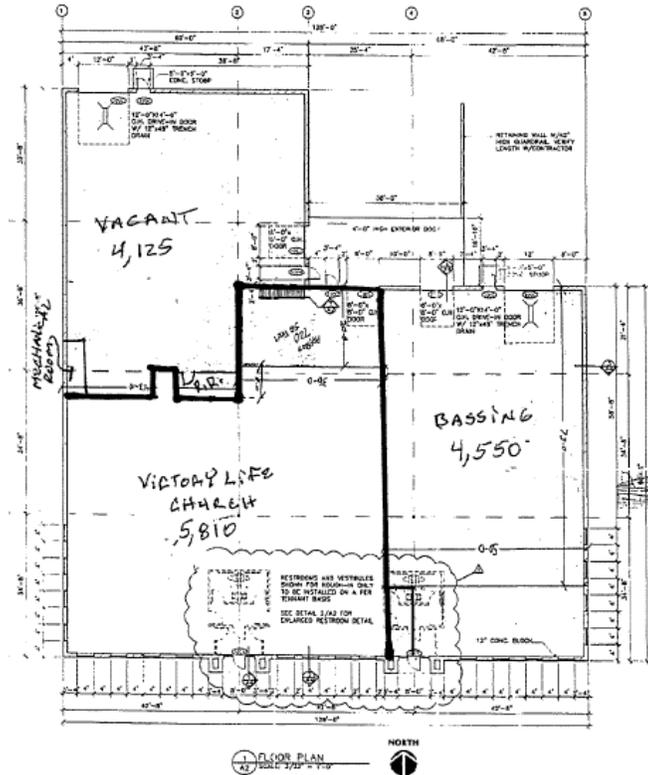
**Marty Fisher / Mike Fisher**

763-862-2005

[mfisher@premiercommercialproperties.com](mailto:mfisher@premiercommercialproperties.com)  
[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)



- Total size 15,392 SF (includes 907 SF outbuilding)
- Can be used for owner occupier
- Can be easily used for multi-tenant or combination
- Potential 3 or 4 tenant spaces
  - 3,868 SF w/ 14' drive in door
  - 3,868 SF w/ 8' drive in door
  - 6,749 SF w/ 14' drive in door & common dock
- Block Construction, built in 1999
- 2- 14' drive in doors, 3 – 10' drive-in doors
- 600 amps 120/208 3-phase power
- 1- Common dock
- 33 marked surface stalls
- 16' Clear height
- Well and septic



- Currently 2 Tenants using the building
  - Victory Life Church 5,810 SF
    - Month to month Lease
    - Low gross rent
  - Bassing Electric 4,550 SF
    - Month to month Lease
    - Low gross rent
- Vacant space behind church 4,125 SF
  - Could be combined with church space



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**MOBILE:** 612-708-2873

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Garage  
907 SF





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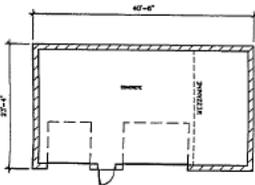
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Owner occupied;  
however, parts could  
be leased to tenants  
for future growth or  
demo and occupy  
entire building

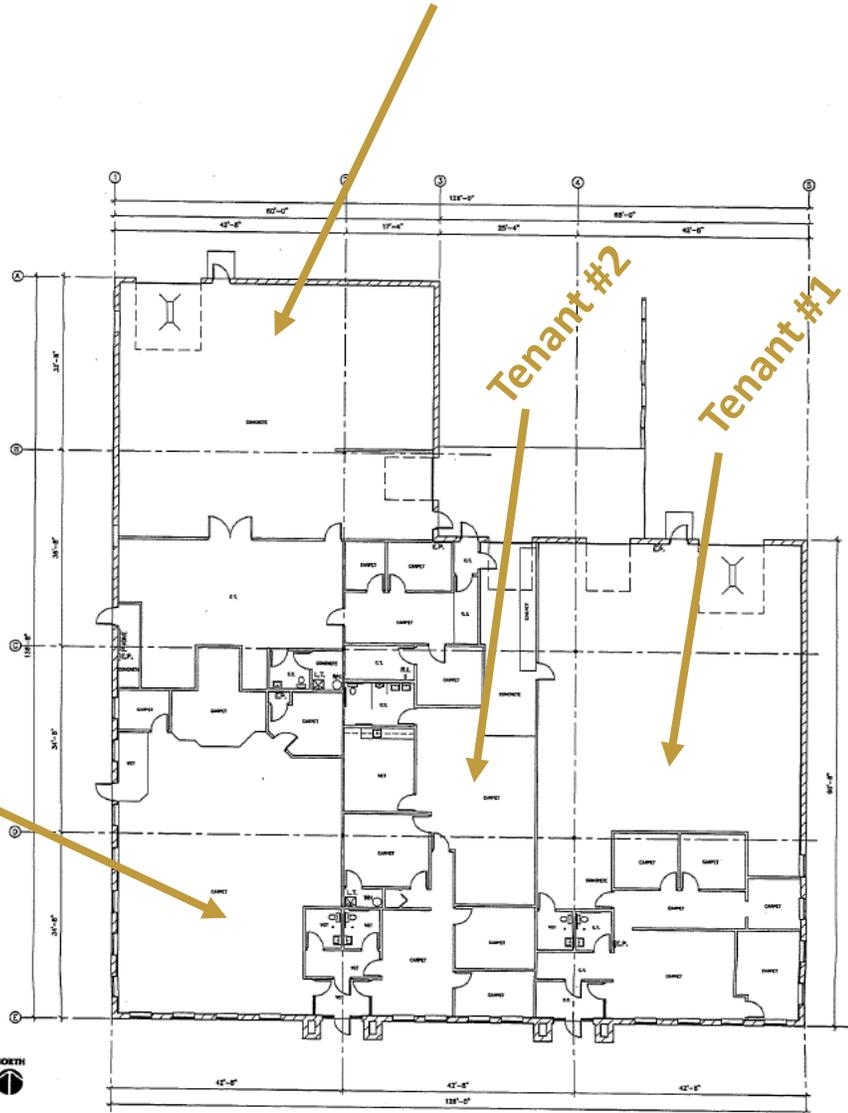
Tenant #4



Tenant #3

Tenant #2

Tenant #1



FLOOR PLAN  
1/13/23  
NORTH

**LAMPERT ARCHITECTS**  
420 Seventh Avenue  
St. Paul, MN 55102  
612.291.1111  
www.lampertarchitects.com

ARCHITECT CERTIFICATION:  
Lampert Architects and its firm,  
members of the project team,  
submitted an set of plans of design  
developed in accordance with the  
LAW of the State of Minnesota.

**PRELIMINARY FOR CONSTRUCTION**

DRG 100-1000  
1/13/23

**STONE CONSTRUCTION, INC.**  
378 - 1870 LANE, N.E.  
BLAKE, MINNESOTA 55424

**LINCOLN 3**  
13720 Lincoln Street, Ham Lake, Minnesota

Worksheet 000  
Owner: Lampert Architects, Inc.  
Project: Lincoln Project 3  
Drawn By: JSD  
Checked By: JJ  
Revision:  
11/13/23

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**FLOOR PLAN**  
Sheet Number  
**MP**  
Project No.



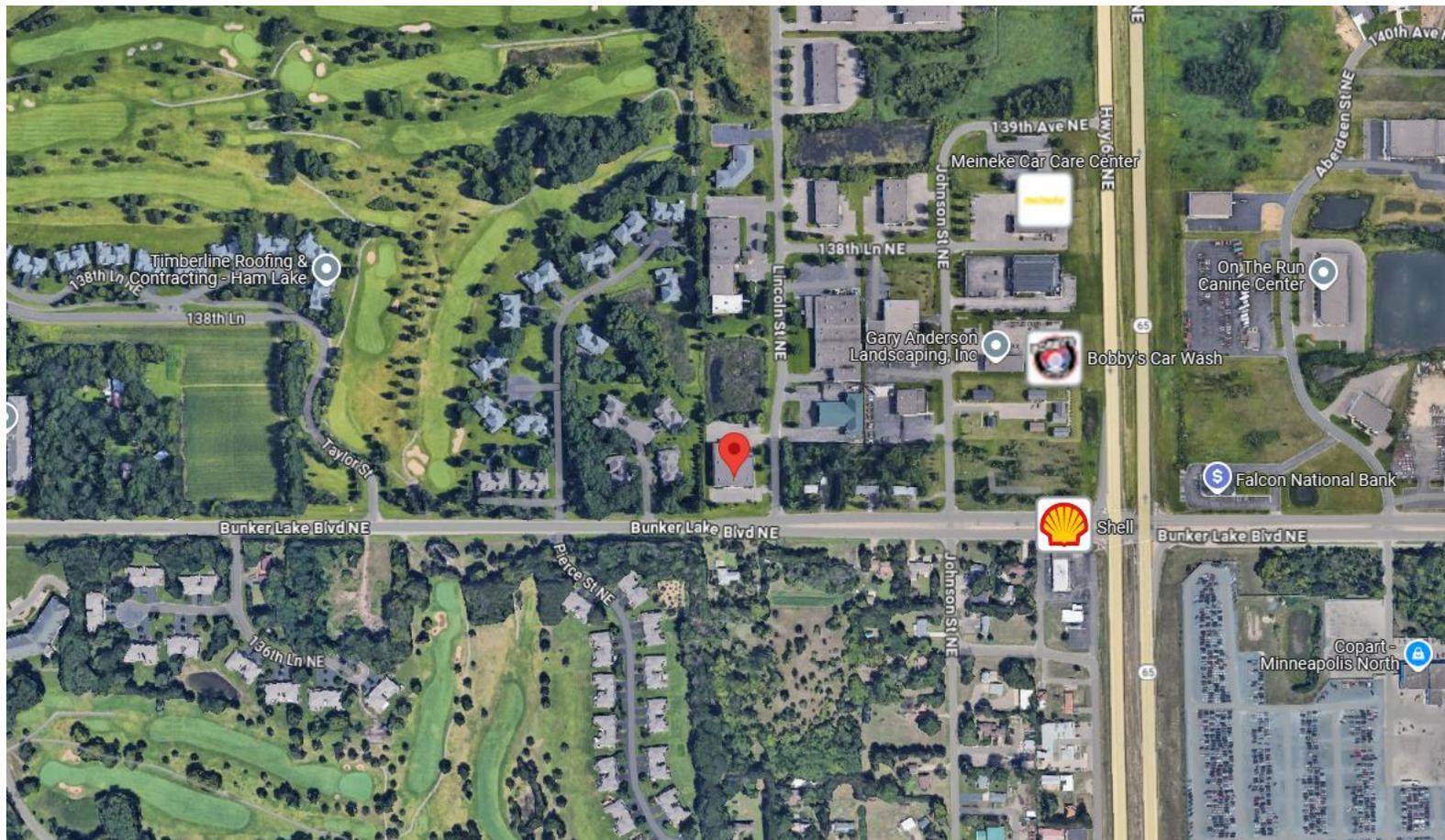
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**Easy access to Central Avenue, Highway 65. Signage and visibility to Bunker Lake Blvd.**