



8351
LAKE DRIVE
LINO LAKES





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2 3 5,499 .51
SHOPS OFFICES SQFT ACRES

Subject is zoned general business offering multiple options for site, current use being construction & automotive. Lot is .51 acres, shop is 5499 SF w/ 2 shops (2 separate gas meters), 3 baths (1 - 3/4 & 2 - 1/2), 3 dedicated offices, kitchenette & multiple interior storage areas. 17' high ceilings in shop & 3 overhead doors w/concrete exterior parking slabs all 12' wide ranging from 12', 13' & 14' high. Parking available inside & outside of the fully fenced crushed asphalt yard w/an automatic gate. Forced air & central AC in offices w/overhead radiant heat in shops. 208 3 phase electrical on private water & sewer w/natural gas. Be less than 2.5 miles from 35W & visible w/over 9400K daily DOT traffic count.