



COMMERCIAL REALTY SOLUTIONS

For Lease  
Finished Office  
Space

Highway 12

# DELANO

## Office Space

**Lease Rate: Negotiable**

Building Size: 2,058/sf - Available Space: 1,050/sf

305 Crow River Drive, Delano, MN 55328

Joseph Elam, Broker

320.282.8410

[JElam@Crs-Mn.com](mailto:JElam@Crs-Mn.com)



## PROPERTY LOCATION

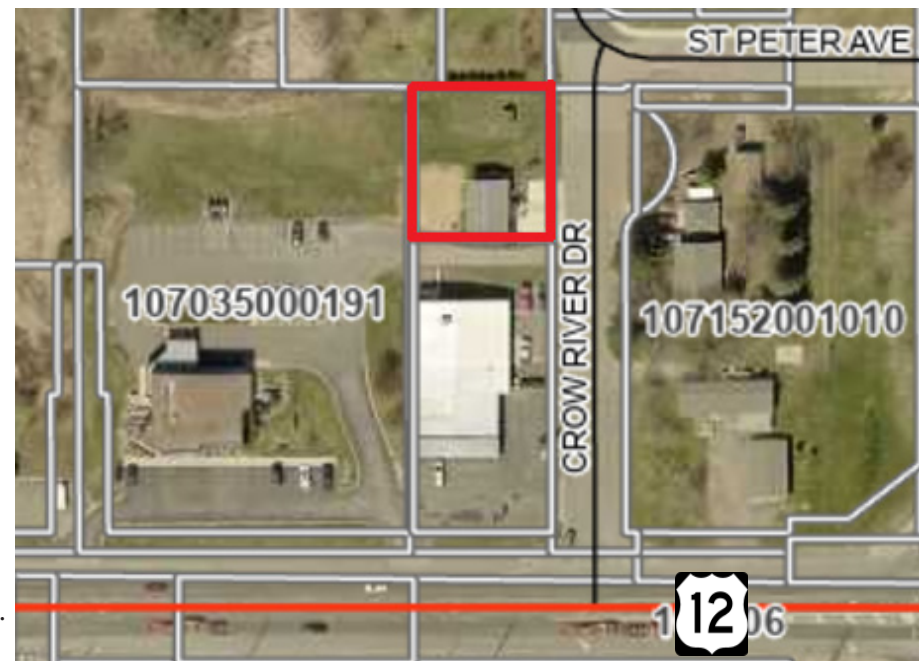
- \* Good Location
- \* Just North of Highway 12

### TRAFFIC COUNTS - 2023

\* Highway 12 - 15,473 VPD

## Businesses in the Area:

Culver's, All Seasons Sports, Ridgeview Clinic, O'Reilly Auto Parts and more.



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# PROPERTY OVERVIEW

Lease Rate

**Negotiable Gross**  
(Operating Expenses: \$5.88/psf)

Building Size	2,058/sf 1,050/sf Available
Lot Size	0.24 Acres
Wright County	PID: 107-500-123-428
Taxes	\$4,520.00
Zoned	B3 Highway Business
Tenant	Multi-Tenant
Floors	2
Parking Spaces	4+

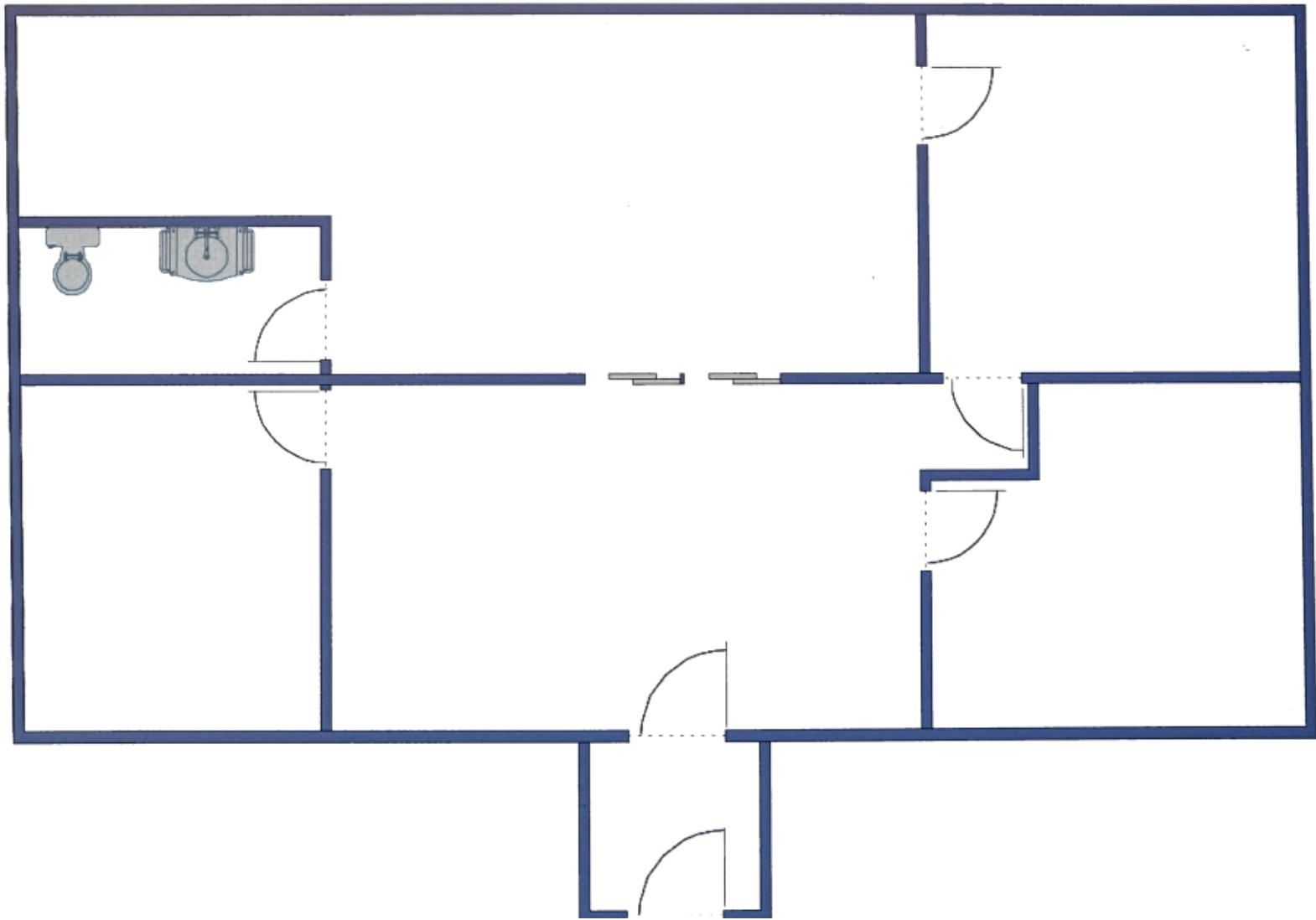
# PROPERTY OVERVIEW

- \* Former Insurance Office
- \* 3 Private Offices
- \* Reception Area
- \* Breakroom / Conference Room
- \* Some Recent Upgrades
- \* 4 x 8 Monument Signage Available
- \* Forced Air
- \* 200 Amp Electrical
- \* Clear Height: 8'



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# FLOOR PLAN



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# INTERIOR



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# INTERIOR/EXTERIOR



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