

12821 44th Court, NE. St. Michael, MN 55376

FOR LEASE 7,500 SF - 15,000 SF AVAILABLE



SOUTH ELEVATION



WEST ELEVATION





FEATURES:

- 7,500 SF to 15,000 SF available FOR LEASE in St. Michael, MN
- NEW precast construction in 2025.
- Build-to-suit office space with 24' clear height warehouse
- Convenient location off Hwy. 241 near other business and retail
- Column Space is 50' x 50'

LEASE RATE

\$14.00 / psf (Office) \$7.00 / psf (Warehouse) Tax & CAM - TBD



FACTS

- 7,500 SF to 15,000 SF Bays Available
- (2) 12' x 14' Drive In Doors with floor drains
- 6" concrete floor
- 480V / 200 amp/ 3-phase panel
- 24' Clear Height
- Under construction (Delivery in May 2025)

 Overview
 1

 Aerial Maps / Site Plan
 2-3

 Floor Plan
 4

 City Information
 5







Jeff Penfield 612.325.2067 jpenfield@arrowcos.com

Contact

Phone: 763.424.6355 Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335 Maple Grove, MN 55369

www.arrowcos.com



12821 44th Court, NE. St. Michael, MN 55376

AERIAL & MAP

FOR LEASE 7,500 SF - 15,000 SF AVAILABLE





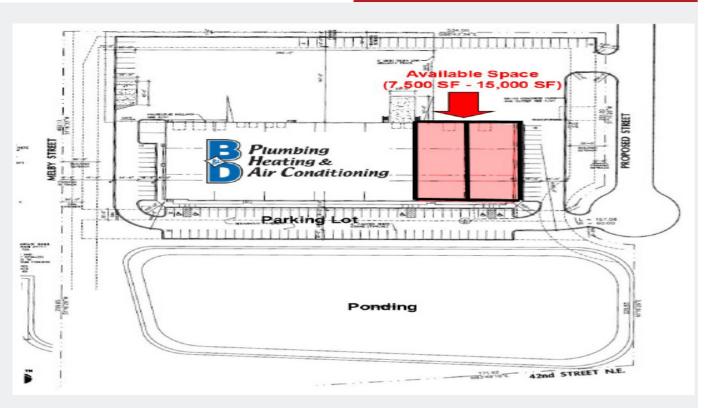
Phone: 763.424.6355 Fax: 763.424.7980



12821 44th Court, NE. St. Michael, MN 55376

SITE PLAN

FOR LEASE 7,500 SF - 15,000 SF AVAILABLE





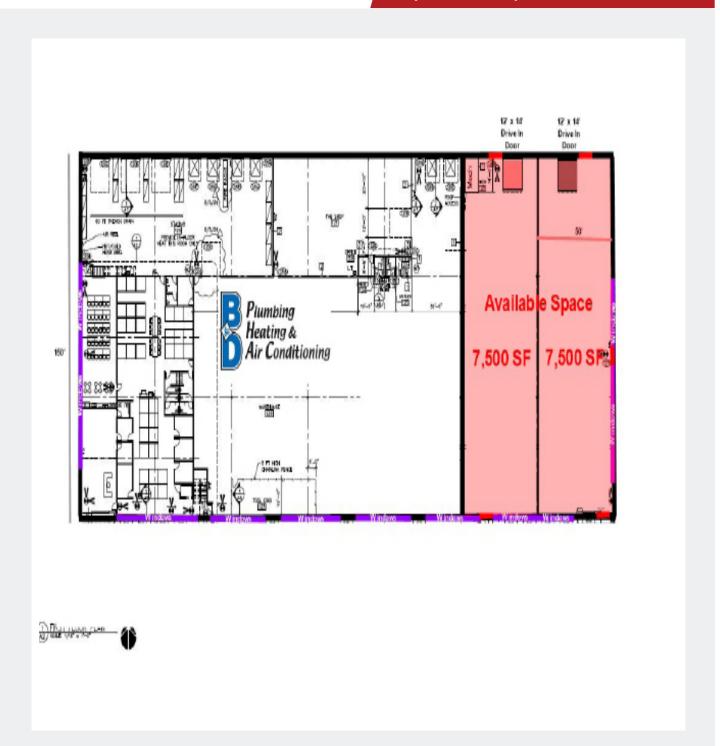
Contact Phone: 763.424.6355 Fax: 763.424.7980 **Arrow Companies** 7365 Kirkwood Court N. Suite 335 Maple Grove, MN 55369 www.arrowcos.com



12821 44th Court, NE. St. Michael, MN 55376

FLOOR PLAN

FOR LEASE 7,500 SF - 15,000 SF AVAILABLE



Contact

Phone: 763.424.6355 Fax: 763.424.7980



12821 44th Court, NE. St. Michael, MN 55376

CITY INFO

FOR LEASE 7,500 SF - 15,000 SF AVAILABLE

St. Michael is a growing community centrally located in the heart of Minnesota along I-94, only 25 minutes to downtown Minneapolis and 35 minutes to St. Cloud. The convenient location offers a small-town feel with safe neighborhoods, good schools, abundant parks, lakes and natural resources; making it a great place to live and raise a family. St. Michael was incorporated as a city in 1890 and currently has a population of 19,029.

St. Michael offers year-round opportunities for residents and businesses alike. Home to numerous large and small businesses, the new Town Center Park, 2,500 acre Crow Hassan Park Reserve, numerous parks and trail systems, two 18-hole golf courses and located within minutes of the Albertville Premium Outlet mall, St. Michael is a great place to call home. The St. Michael Public School District is ranked #16 in the state by U.S. News, making it a top choice for families to send their children.

St. Michael is ranked the #3 best city to live in MN, according to an article released from Life in Minnesota. St. Michael has a medium income near \$86,000 annually and unemployment is low at just a 4.8 percent. St. Michael's cost of living is average for the state average, making it an affordable city to live in with access to excellent school districts and parks.

The City of St. Michael scores high on livability ratings, where it's considered exceptional according to Area Vibes. Crime rates are four percent lower than the Minnesota average.

DEMOGRAPHICS / TRAFFIC COUNTS:

St Michael Population - (5 miles) 2028 Projected - 49,976 2023 Estimate - 47,199 2010 Census - 37,248

2023 Avg Household Income - (5 miles) \$127,855

Traffic Counts

Central Ave. - 19,363 Vehicles Per Day