

# 15 Yorkton Court

Little Canada, MN



FOR LEASE



For more information Please Contact

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SMALL BAY  
PROPERTIES

## SUMMARY

### PROPERTY HIGHLIGHTS

Conveniently located in Little Canada, minutes away from 35E & 694

Manufacturing / Industrial Use

27,400 SF total

Manufacturing / Warehouse / R&D

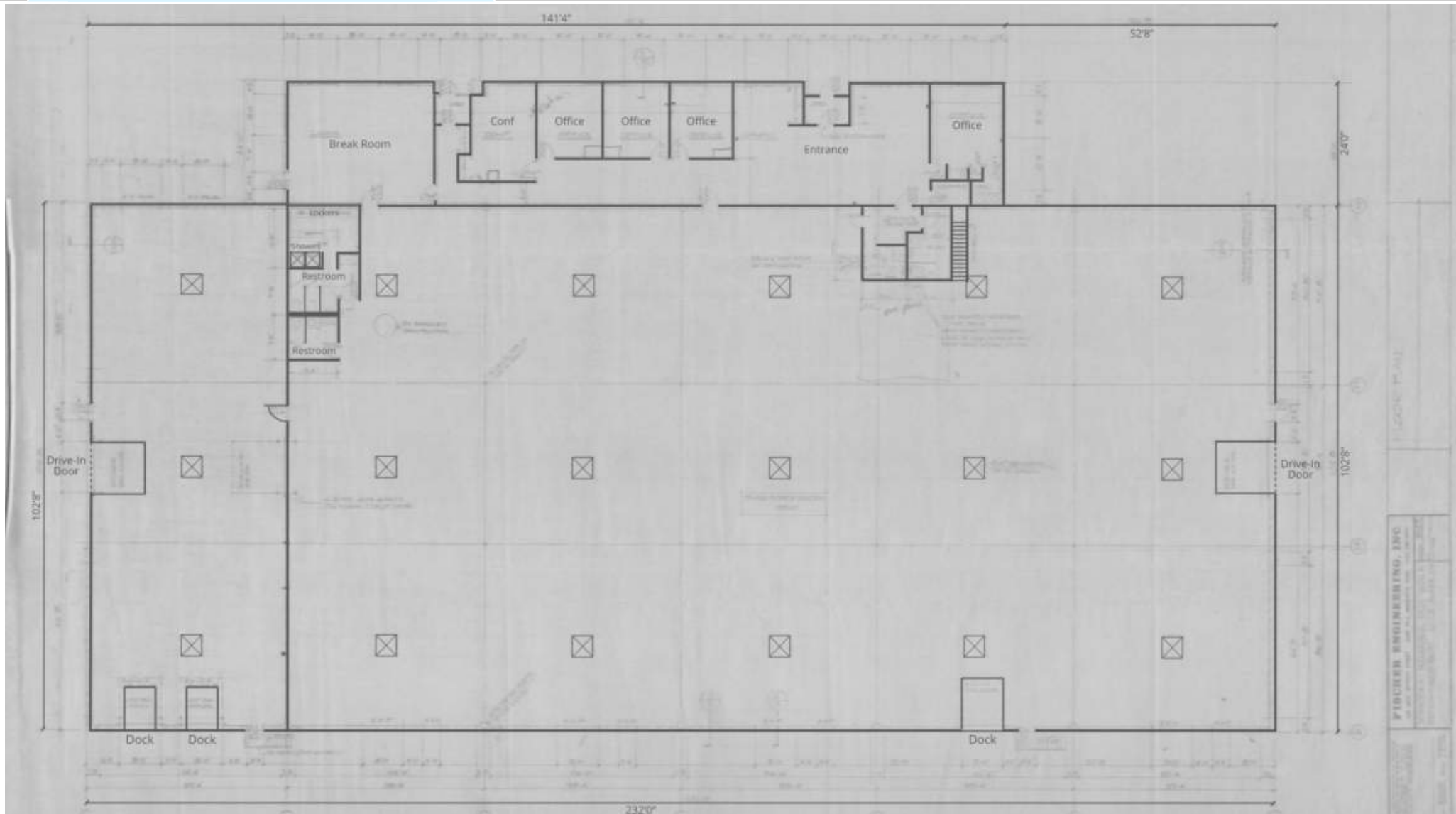
Lease Rate	Negotiable
Taxes/CAM	\$3.52/SF
Warehouse SF	24,400 SF
Office SF	3,000 SF
Clear height	17'
Loading	3 docks & 2 drive-in doors
Zoning	Industrial
Occupancy	10/1/2024



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## FLOOR PLAN



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