



INDUSTRIAL FOR LEASE!



HAM LAKE INDUSTRIAL

15804 Central Avenue NE, Ham Lake, MN 55304

5,400 SF

**FANTASTIC
OFFICE/
WAREHOUSE WITH
DOCK & DRIVE-IN**

Mike Ruhland

612-618-6039

mike@CEGspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Heated Warehouse:

- 4,650 SF, approximately 100'x46'
- 10'x10' drive-in door and 8'x9' dock door
- 13' clear
- Up to 13' ceilings in shop area
- Steel entry doors
- New low profile strip lights (bright and energy efficient)
- Well-insulated, steel lined, and concrete interior
- Energy efficient, hanging natural gas furnace

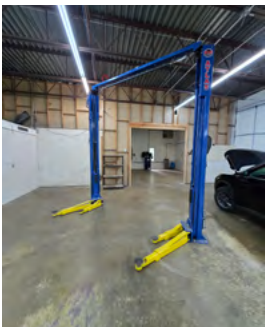


Heated & AC Office:

- 750 SF
- Includes 2 large offices, reception area with desk, and conference room
- Option to add additional office square footage
- Room for outdoor area; surrounded by green space



- 2 ADA restrooms included
- 2 floor drains, one in each restroom
- Excellent condition and stylish fixtures



Equipment:

- Atlas two post auto lift
- Castair industrial grade air compressor

BASE RENT: \$10.00 PSF Warehouse: \$15.00 PSF Office

EST. OPERATING EXPENSES: \$4.08 PSF

THE PROPERTY

Excellent flexible industrial space. Great for auto body detailing/customizing, manufacturing, warehousing, contractor, and more.

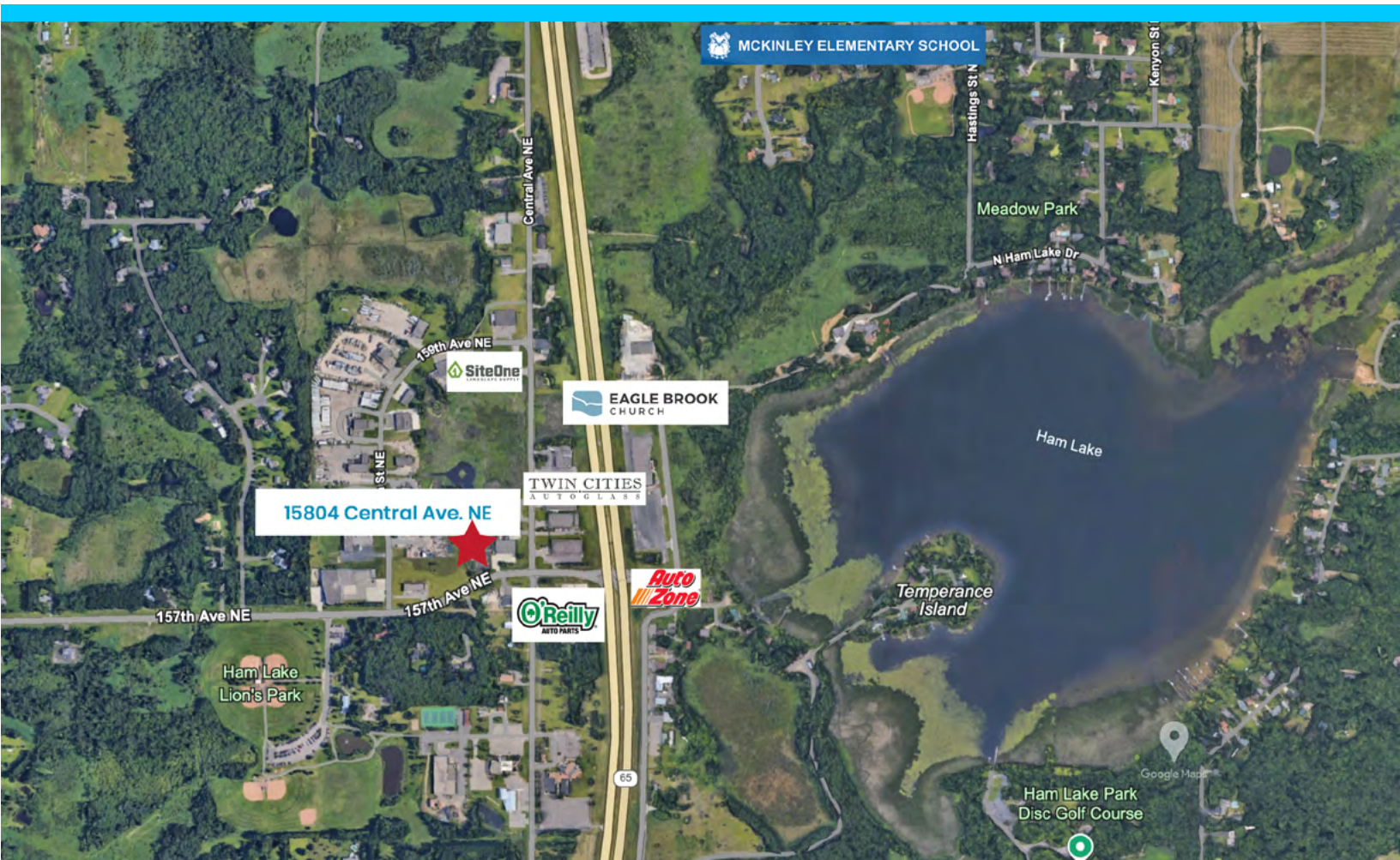
- Zoned Industrial-Public (I-P) and built in 1998
 - Large parking lot in front of building
 - Extremely bright exterior lighting for security
 - Security camera system
 - Outdoor storage
- Website: CEGspaces.com/ham-lake-industrial



THE LOCATION

Ham Lake, MN, is a growing community that is strategically located with quick highway access to greater Twin Cities, supports entrepreneurs, and is a blend of rural and suburban life.

- City is committed to an inviting, business-friendly environment
- *Open to Business* program helps existing and prospective business owners
- Immediate access to Highway 65 leading to I-694 and I-35W



Near O'Reilly Auto Parts, AutoZone, and Twin Cities Autoglass. Within a 4-minute drive to Scooters Coffee, Ham Lake Lanes and Lounge, Hermanos Locos Tacos, and more.

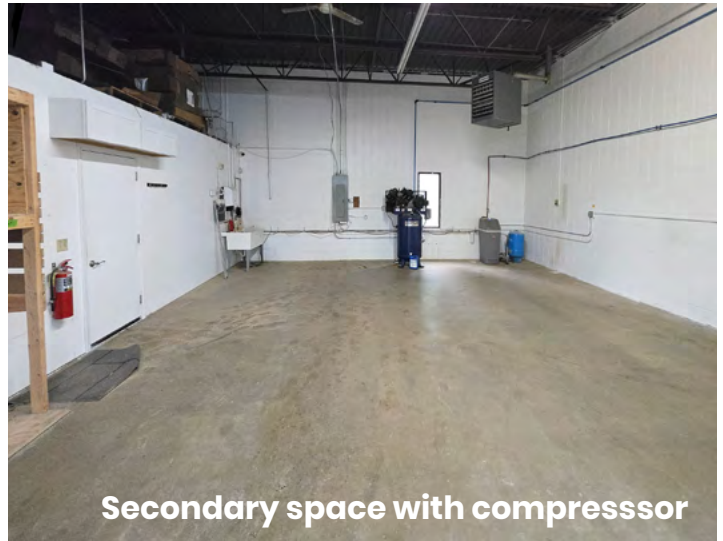
THE SPACE



Large open warehouse space



Conference room or office



Secondary space with compressor



Flexible office space



Storage in secondary space