

FOR SALE OR LEASE

FREEPORT BUSINESS CENTER

510 Freeport Ave NW, Elk River, MN 55330



12,765 SF Medical/Office Space

HEALTHCARE REAL ESTATE ADVISORS:

SUSAN WILSON, CCIM

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CHRIS JACOBSON, CCIM

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 LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE

PROPERTY OVERVIEW

FREEPORT BUSINESS CENTER

510 FREEPORT AVE NW, ELK RIVER, MN 55330

The **Freeport Business Center** is for Sale or Lease, ideally suited for Medical or Office. It is in a residential area located in the heart of Elk River with easy access to Hwy 169, Hwy 10, and MN Hwy 101.



EXECUTIVE SUMMARY

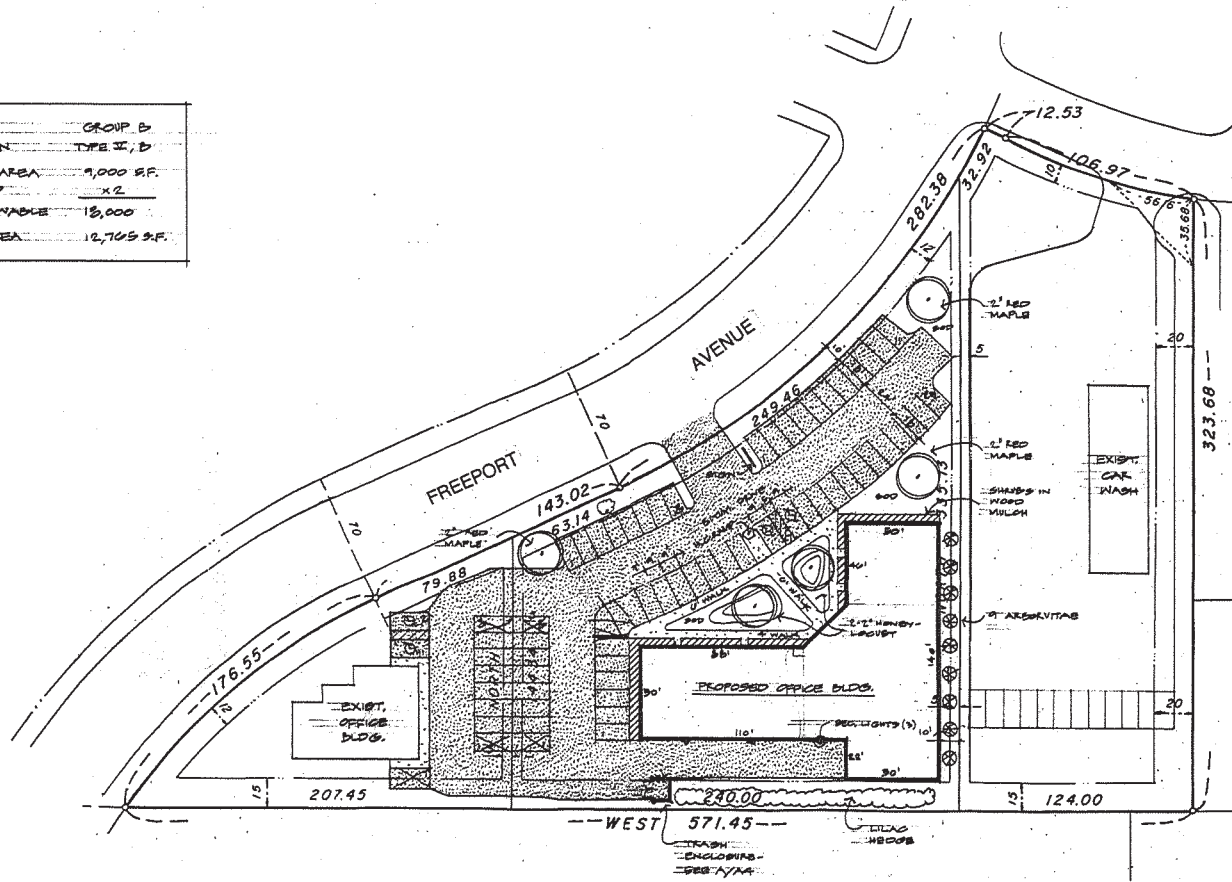
FOR SALE OR LEASE	FREEPORT BUSINESS CENTER - 510 FREEPORT AVE NW, ELK RIVER, MN 55330
Sale Price	Negotiable
Lease Rate	Negotiable
2026 Taxes	\$27,384 Annual
Location	Located near Hwy 169, Hwy 10, and Hwy 101, in the heart of Elk River
Building area	12,765 SF total on 1.2 acres
Parcel	75-00454-0120
County	Sherburne County
Parking	54 surface parking stalls, including 2 handicapped parking stalls



SITE PLAN

DATA

OCCUPANCY	GROUP B
CONSTRUCTION	TYPE II, D
ALLOWABLE AREA	9,000 S.F.
SPRINKLED	X 2
TOTAL ALLOWABLE	18,000
BUILDING AREA	12,765 S.F.



SITE PLAN / LANDSCAPING

PROPOSED BLDG. 12,765 SF
 PROPOSED PARKING 67 CARS
 6/1



DOUGLAS A. MOE
 ARCHITECTS
 INCORPORATED

THESEY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Date: 4/25/04
 Location: Elk River, MN
 Signature: Douglas A. Moe

R & D SALES OFFICE BLDG.
 ELK RIVER, MN

DATE	11/26/04
BY	DL
CHECKED	DL
DATE	11/26/04
SCALE	AS SHOWN

A1

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