

750 4th St NW **New Brighton**



- 6240 SF Building 5800 SF-6240 SF Available
- 2511SF of Office
- 3729SF of Warehouse
 - ➤ 1640 SF at 20' Clear Height and 2 -14' Drive-in Doors
 - 1689-2089 SF at 12' Clear Height and 2 -10' Drive-in Doors
- Floor Drains Throughout
- ➤ Includes 11,000 +/- SF of fenced outdoor storage space
- Lease Rate \$11.10 NNN
- CAM & Tax \$4.09

Contact:

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Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient. **∌ MNCAR**



Local Commerce



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Yard Space



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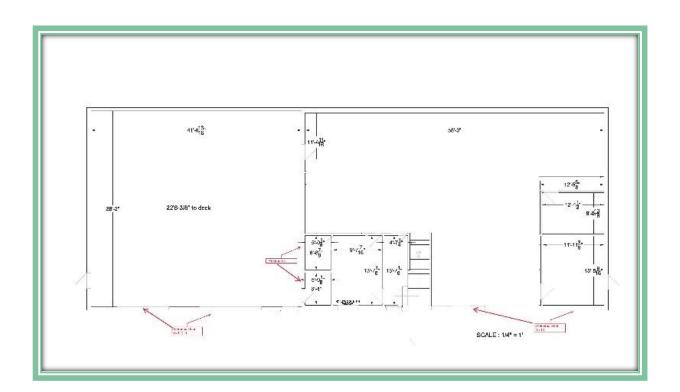
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1st Floor

Floor Plans



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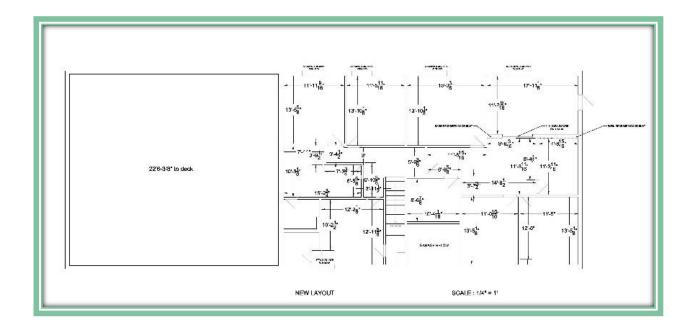
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Floor Plans

2nd Floor



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Interior Photos









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Warehouse Photos







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Exterior Photos





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DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	6,277	40,881	117,636
Median HH Income	\$73,693	\$73,272	\$76,534

TRAFFIC COUNTS

5TH ST NW AND 9TH AVE NW 467 CARS PER DAY

 8^{TH} Ave NW and 3^{RD} Ter NW **5,652** CARS PER DAY

1ST STREET NW AND OLD HWY 8 3,539 CARS PER DAY

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