

## 750 4<sup>th</sup> 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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Contact:

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## Local Commerce



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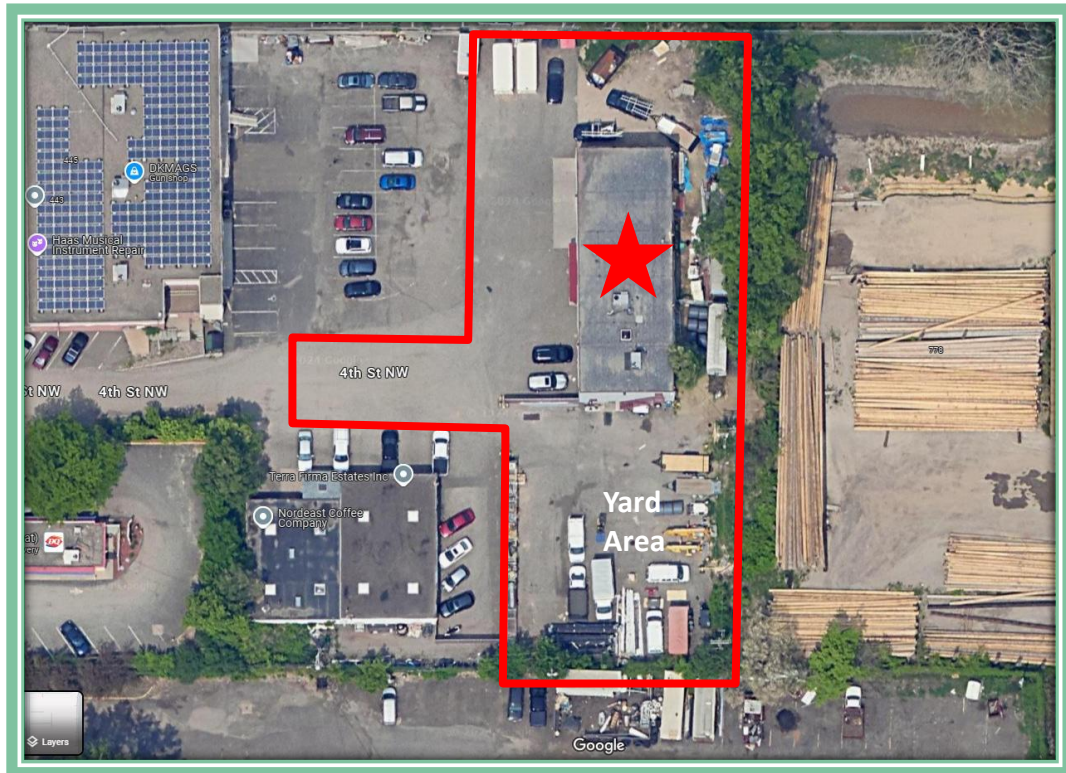
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## Yard Space



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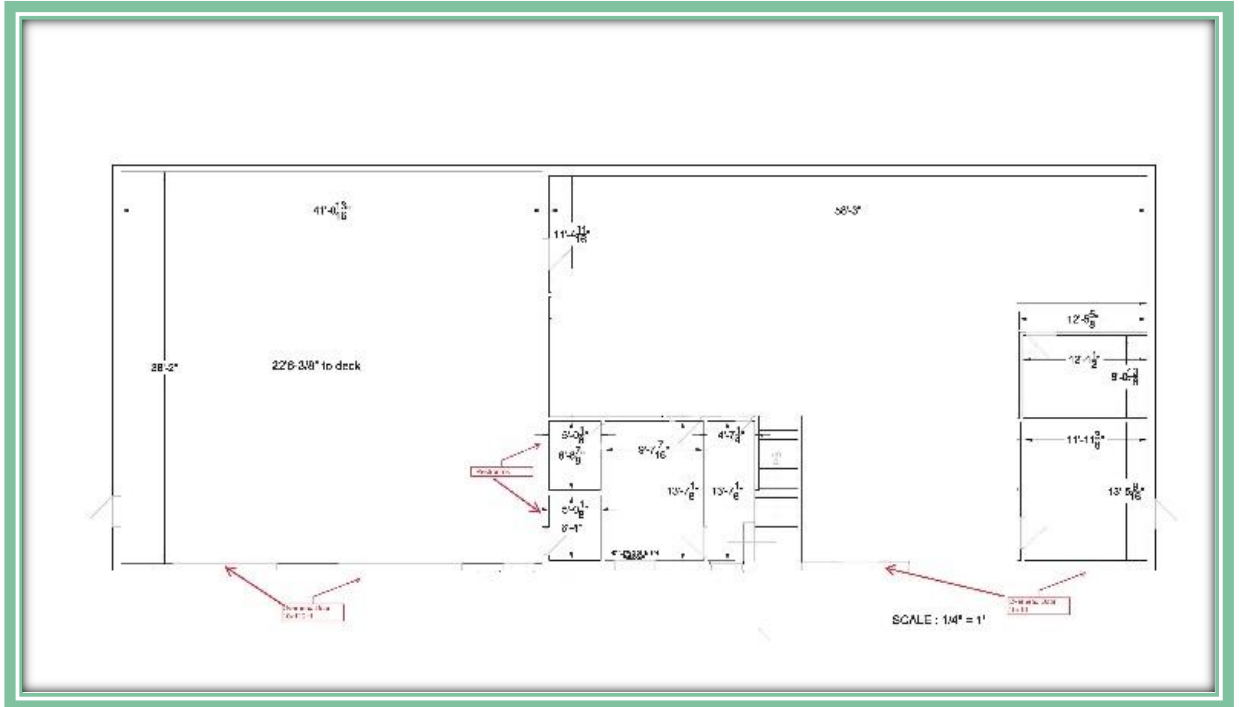
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## Floor Plans

### 1<sup>st</sup> Floor



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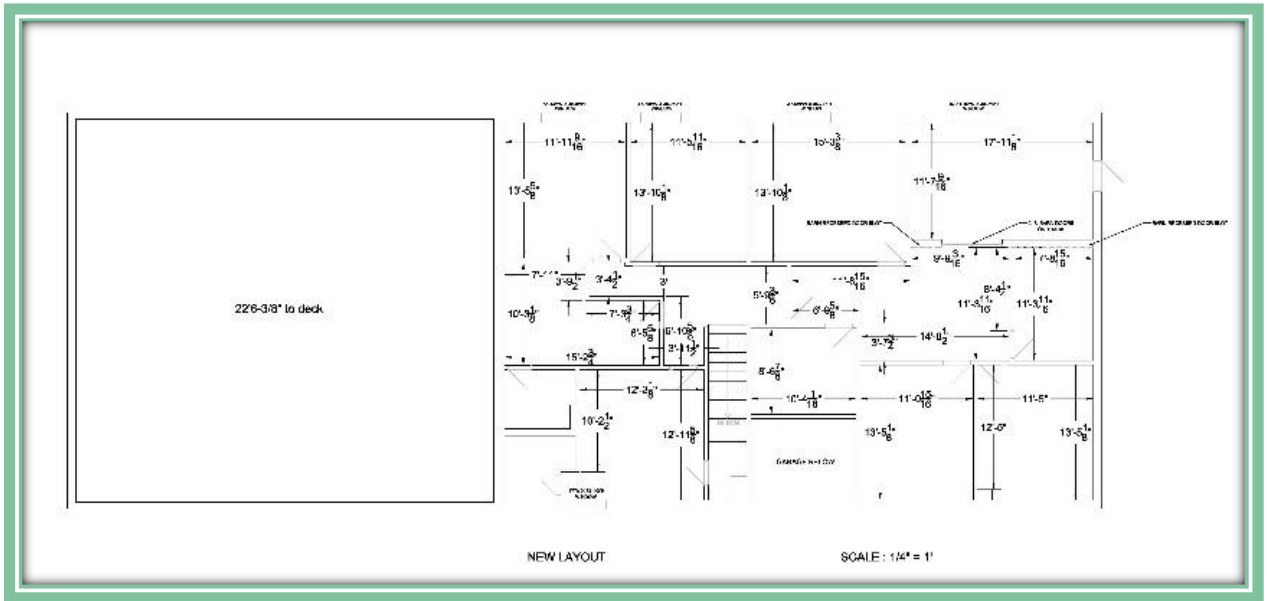
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## Floor Plans

### 2<sup>nd</sup> Floor



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## Interior Photos



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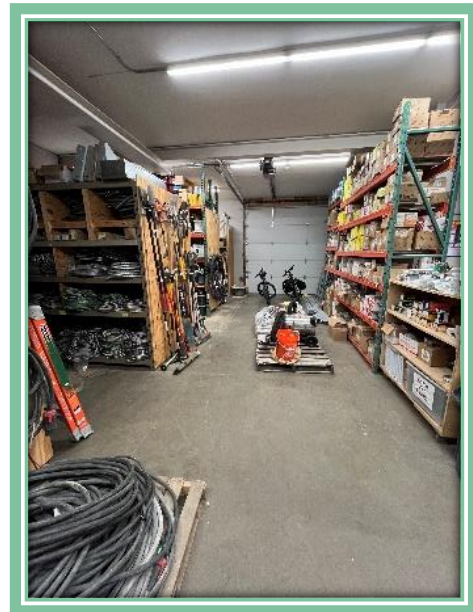
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## Warehouse Photos



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## Exterior Photos



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**DEMOGRAPHICS**

	<b>1 MILES</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	<b>6,277</b>	<b>40,881</b>	<b>117,636</b>
<b>MEDIAN HH INCOME</b>	<b>\$73,693</b>	<b>\$73,272</b>	<b>\$76,534</b>

**TRAFFIC COUNTS**

<b>5<sup>TH</sup> ST NW AND 9<sup>TH</sup> AVE NW</b>	<b>467 CARS PER DAY</b>
<b>8<sup>TH</sup> AVE NW AND 3<sup>RD</sup> TER NW</b>	<b>5,652 CARS PER DAY</b>
<b>1<sup>ST</sup> STREET NW AND OLD HWY 8</b>	<b>3,539 CARS PER DAY</b>

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