

5350 Hwy 61 N White Bear lake



For Lease

- 76,862 SF Industrial-Flex Building
- 1323 – 67341 SF Available
- Can be demised as needed
- 11' – 14' Clear Height
- 2 Dock Doors
- 3 Drive-in Doors
- Room to add additional Drive-in Doors
- Potential for Common or Private Shipping Area
- Lease Rate \$6.50 - \$9 psf NNN
- CAM – TBD
- Tax - \$3.11 psf

Contact:

Nik Anderson
COMMERCIAL AGENT

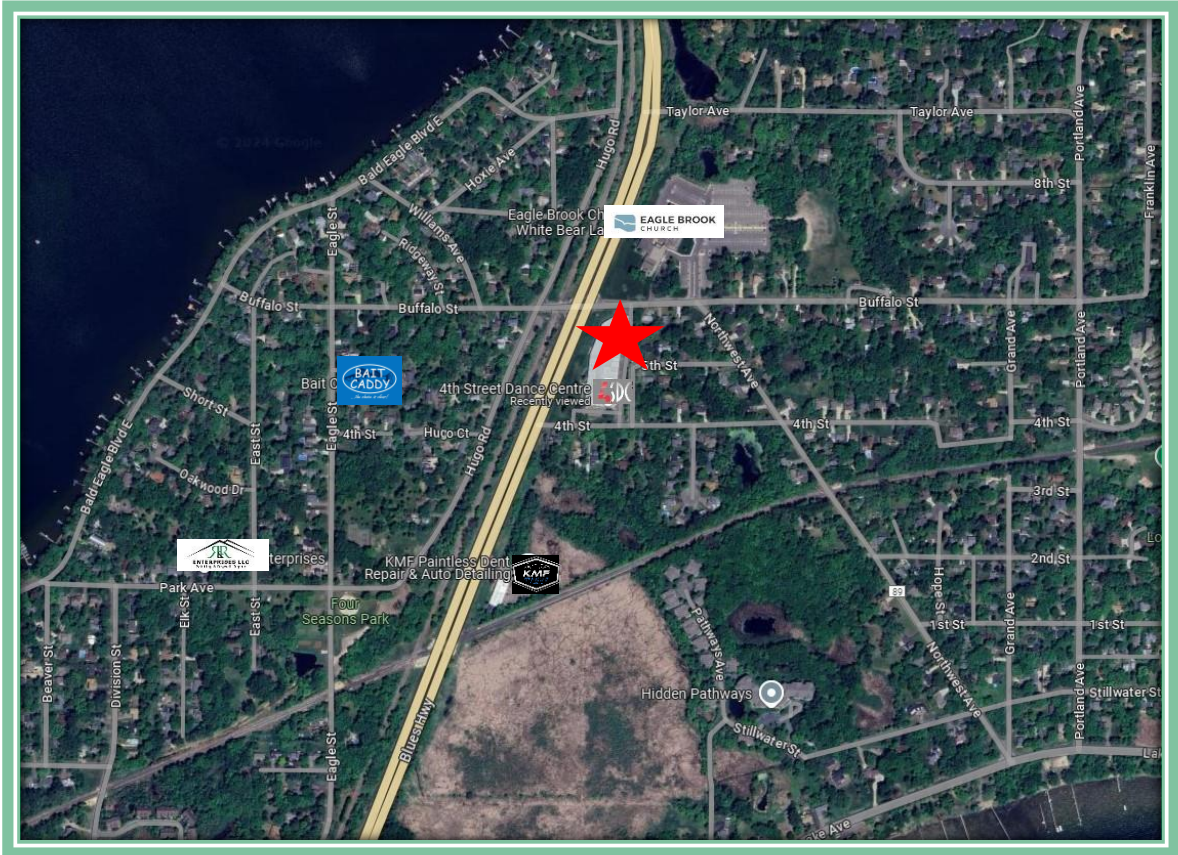
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Contact:

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Local Retail



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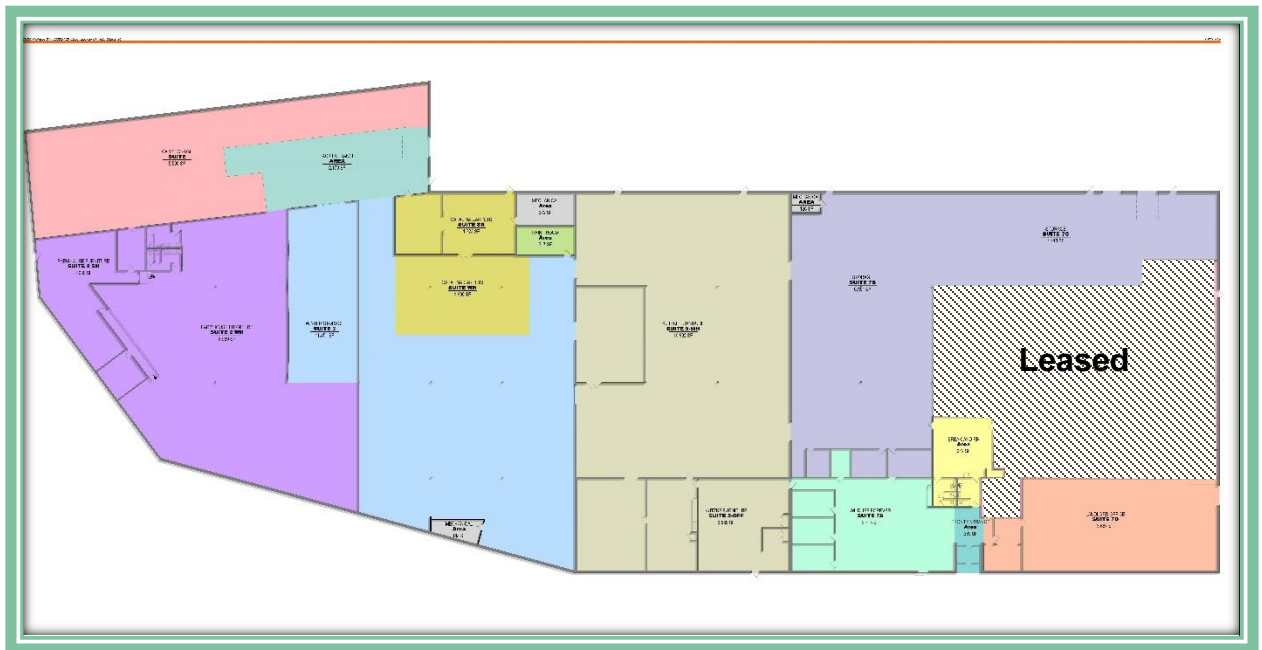
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Floor Plans



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Interior Photos



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Exterior Photos



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WHITE BEAR LAKE

A City of Lakes & Legends

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8103	76,580	228,443
MEDIAN HH INCOME	\$55,944	\$59,939	\$56,512
AVERAGE HH INCOME	\$73,168	\$78,476	\$76,812

TRAFFIC COUNTS

35E AT HWY 96	56,000 CARS PER DAY
HWY 96 AT CENTERVILLE RD	31,500 CARS PER DAY
CENTERVILLE RD N OF HWY 96	10,700 CARS PER DAY

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