

www.ricpproperty.com

763.689.0349 office

763.552.5754 fax

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**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact: **Matt Anderson**

COMMERCIAL BROKER

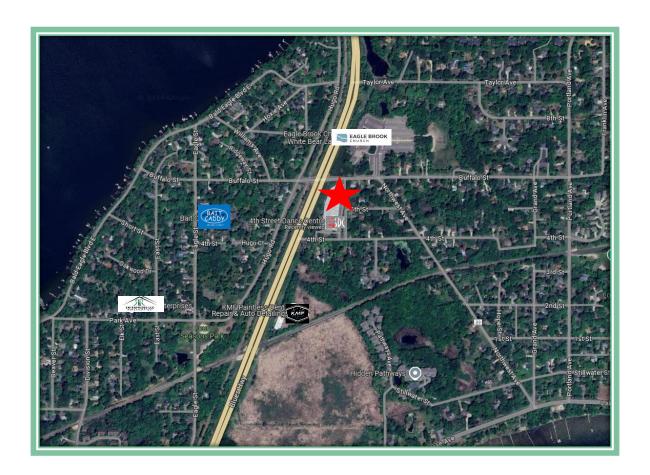
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Matt@ricproperty.com

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Local Retail



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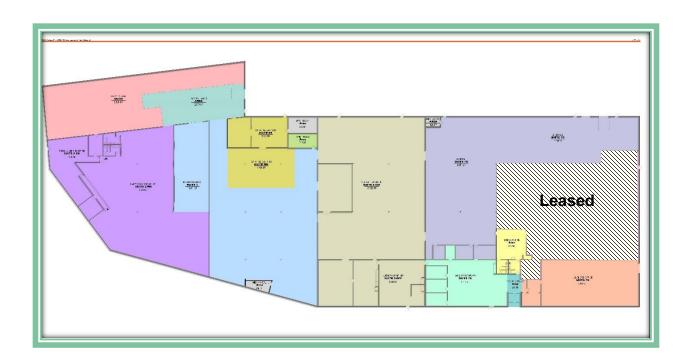
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Floor Plans



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Interior Photos













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Exterior Photos









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RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST www.ricpproperty.com

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8103	76,580	228,443
Median HH Income	\$55,944	\$59,939	\$56512
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

10,700 CARS PER DAY **CENTERVILLE RD N OF HWY 96**

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