



101 Isanti Parkway Suite A & B Isanti, MN

- 2 Condo Units Available 2250 4500 SF
 - > 1250 SF Office
 - \geq 1150 SF Clean Room
 - 2100 SF Warehouse >
 - ▶ 1250 SF Mezzanine
- 2 14 ft Overhead Doors \geq
- 208 3 Phase Power
- \geq 18 ft Clear Height
- In-Floor Heat \succ
- New High Efficiency Boiler \geq
- With 2 bathrooms space can easily be divided
- > CAM \$1.20psf
- Tax \$1.10psf \geq

Lease Rate \$10-\$14psf NNN



Contact: Nik Anderson **COMMERCIAL AGENT** 651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Matt Anderson COMMERCIAL BROKER 612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

Contact:

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Local Retail



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Interior Photos











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Demographics	3 MILES	5 Miles	10 MILES
POPULATION	9,006	17,866	50,201
MEDIAN HH INCOME	\$73,693	\$73,272	\$76,534

TRAFFIC COUNTS

Hwy 65 at County Rd 5	18,900 CARS PER DAY
COUNTY RD 5 AT DUAL BLVD	1050-1550 CARS PER DAY
Нพу 65 ат Сајіма	18,900 CARS PER DAY

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