

# 15 Yorkton Court

Little Canada, MN 55117



**FOR SALE - \$3,000,000**



For more information Please Contact

**KEVIN ANDERSON**

612-720-3266

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## BUILDING SUMMARY

### PROPERTY HIGHLIGHTS

**27,400 SF Industrial Building**

**Warehouse & Manufacturing Uses**

**Located minutes away from 35E & 694**

**Heavy Power**

### SPACE HIGHLIGHTS

**Square Footage**

24,400 SF warehouse  
3,000 SF office

**Base Rent/Sale Price**

Negotiable

**Clear Height**

17'

**Loading**

3 docks & 2 drive-in doors

**Occupancy**

Immediately

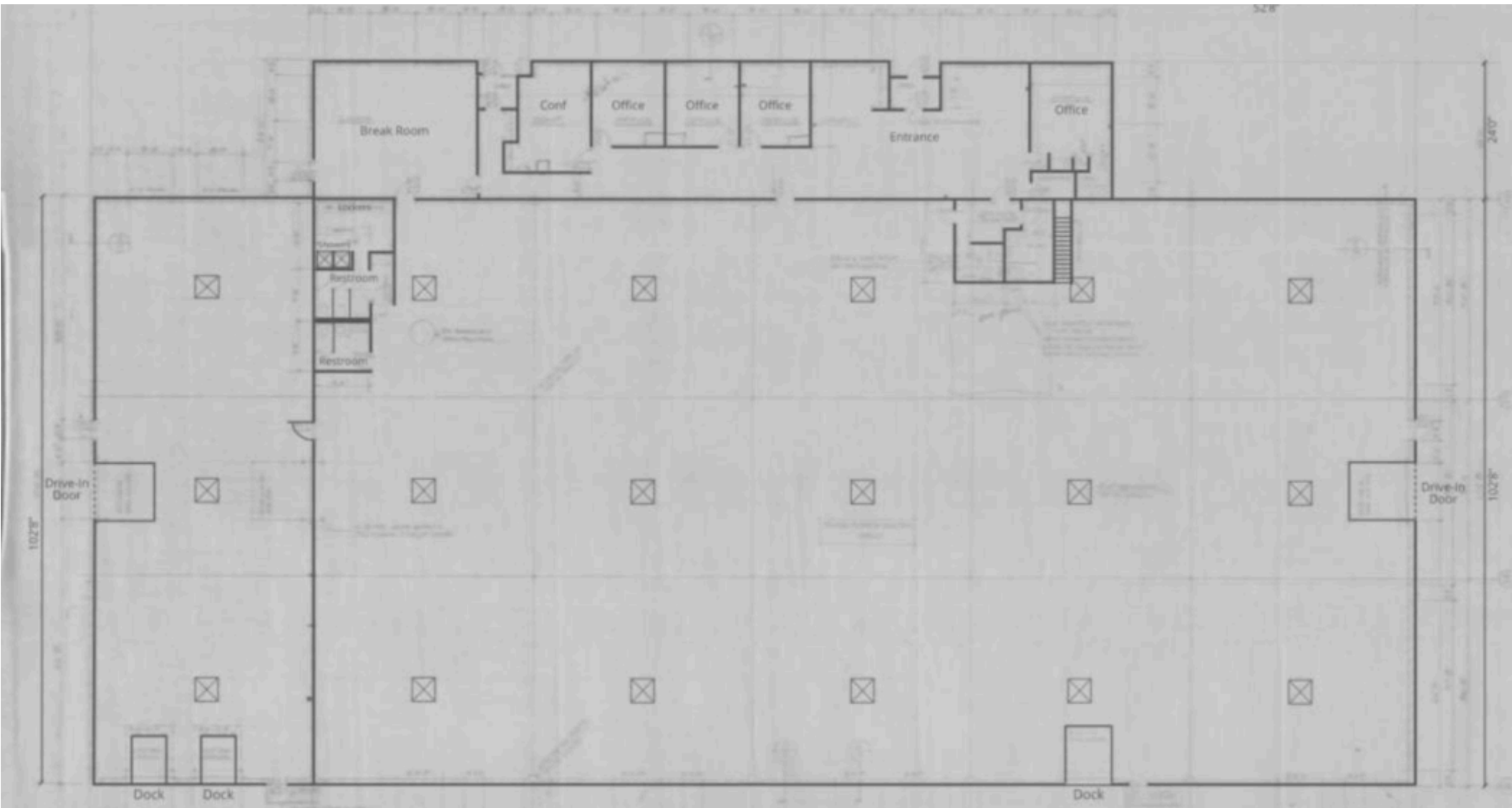




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## FLOORPLAN



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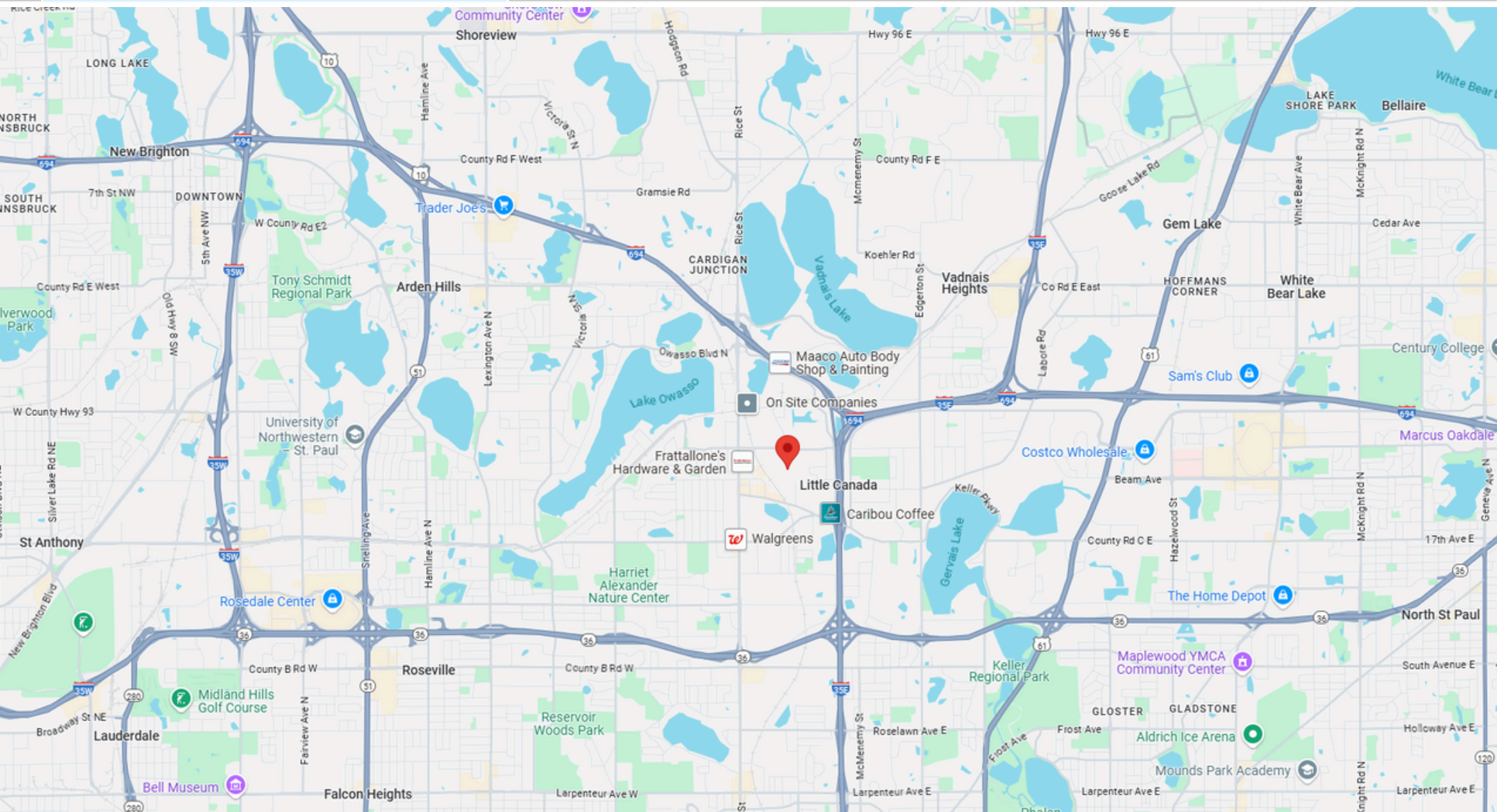
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**SMALL BAY**  
PROPERTIES

## MAP



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