



# Office/Industrial Space for Lease

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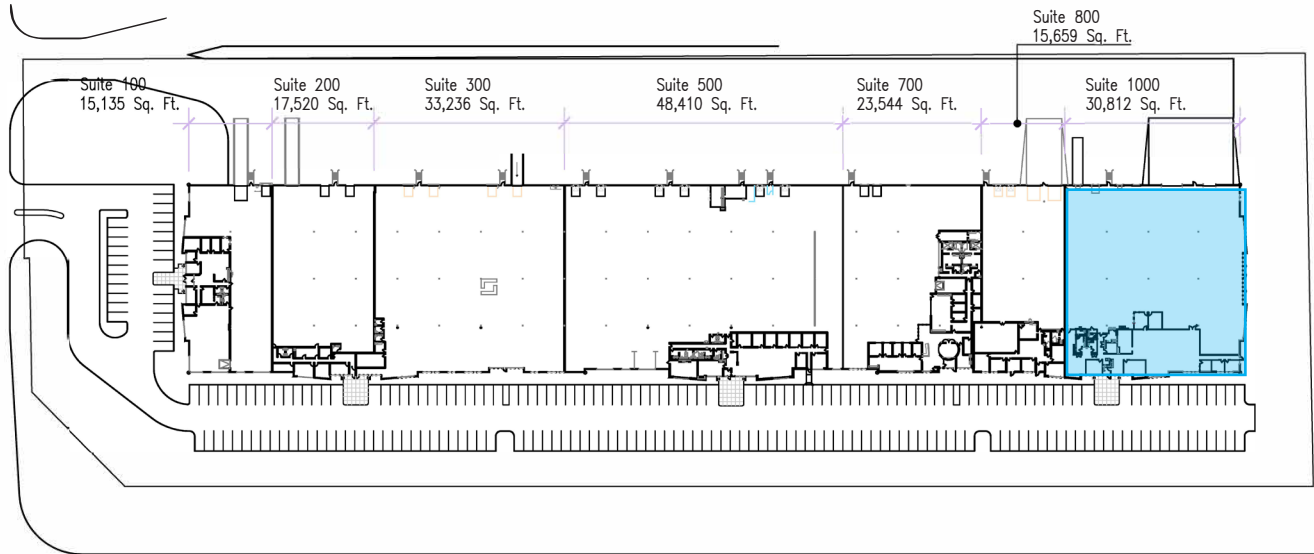
## Elm Creek Commerce Center I 8900 109th Ave N, Champlin

### Building Amenities

- > 184,316 square foot office/warehouse building
- > Built in 1995
- > Nineteen (19) dock doors and seven (7) drive-in doors
- > 24' clear height
- > ESFR sprinkler system/smoke evacuation system
- > Outstanding visibility and access to Hwy 169

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## Elm Creek Commerce Center > Floor Plan



## Elm Creek Commerce Center > Aerial



# Elm Creek Commerce Center I

8900 109th Avenue North | Champlin, MN 55316

## Property Address:

8900 109th Avenue North  
Champlin, MN 55316

## Building Square Feet:

184,316 SF Total

## Currently Available: Suite 1000

- 30,812 SF total
- 6,814 SF office
- 23,998 SF warehouse
- Four (4) docks
- One (1) oversize drive-in
- One (1) standard drive-in

## Year Built:

1995

## Clear Height:

24'

## Sprinkler:

ESFR system/smoke  
evacuation system

## Net Rental Rate:

Negotiable

## 2025 Est CAM/RE Taxes:

\$1.57 PSF CAM  
\$2.96 PSF RE taxes  
\$4.53 PSF total

## Amenities:

- Quasi retail uses possible
- Hwy 169 visibility
- Excellent parking



## FOR LEASING INFORMATION, CONTACT:

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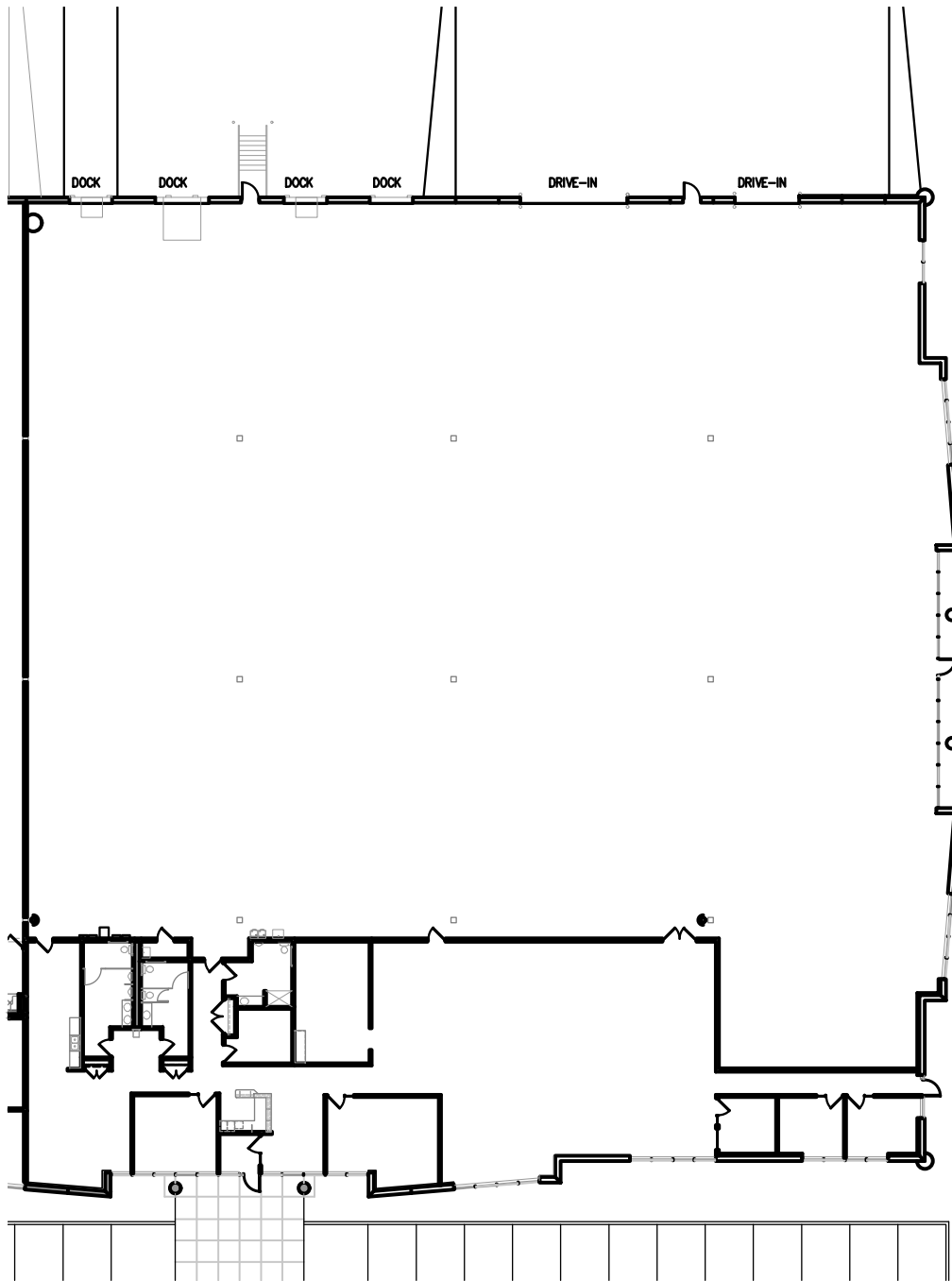
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**Floor Plan**  
Scale 1"=35'-0"

Office = 6,814 sq. ft.  
Whse. = 23,998 sq. ft.  
Total = 30,812 sq. ft.

**Building Key**

