



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR SALE OR LEASE



## Industrial Available

3801 Thurston Avenue  
Anoka, MN 55303

### Property Details:

- Great location with Corporate headquarter image in the Anoka Enterprise Industrial Park
- 58,458 Total Building Size
- 3.72 Acres
- Year Built – 2005 tilt up construction
- 24' Clear Height
- Fully Sprinklered
- Ability to demise for multiple tenants
- M-1 Light Industrial Zoning
- 92 Parking Stalls
- **Available 2025**

Disclaimer: All Measurements, dimensions and sizes are approximate



**Sale Price: Negotiable**  
Property Tax: \$2.50 per SF (2024)

### FOR MORE INFORMATION

**Richard Lee**

612-718-9919

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**CONTACT:** Richard Lee

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## 3801 – Main Suite:

- 50,549 Total SF available Jan 2025
- 37,872 SF Warehouse
- 12,677 SF Office

## Office Space – 12,677 SF:

- Open office for showroom / work area or cubicles
- Large training room
- Lunchroom
- Multiple conference rooms
- Mezzanine office with elevator

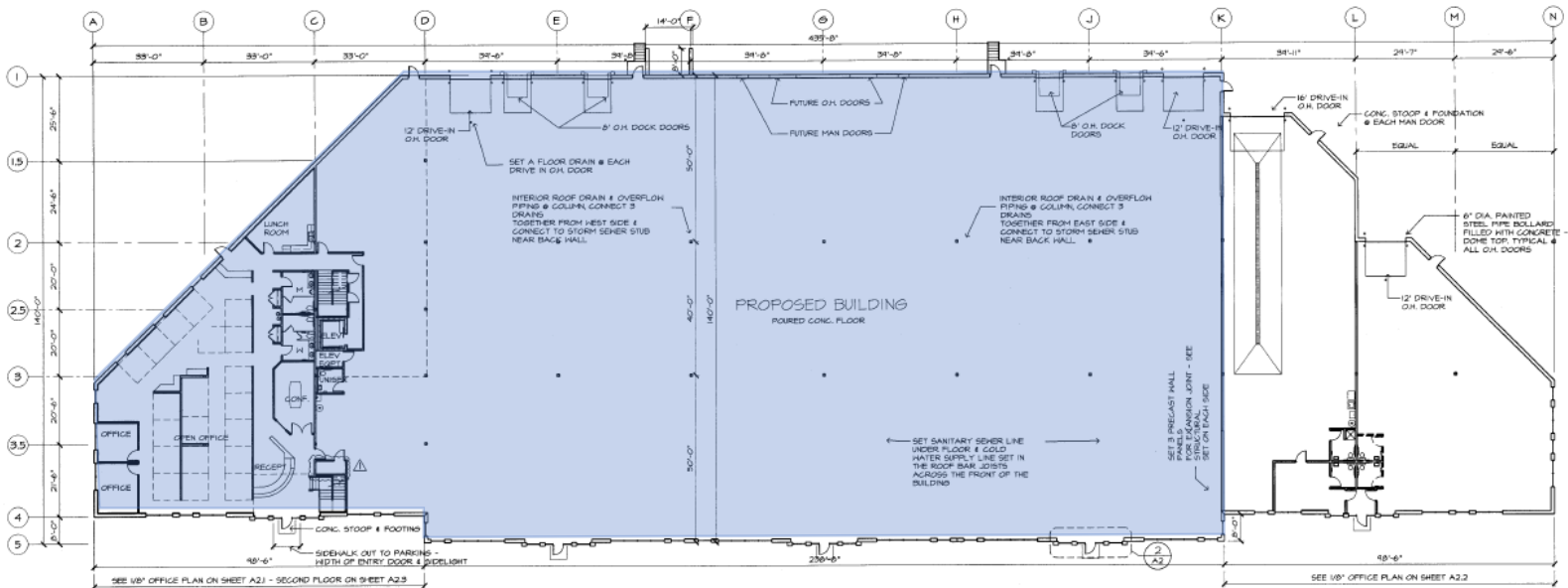
## Warehouse Space – 37,872 SF:

- (4) Loading Docks with levelers  
\* ability to add more doors
- (2) Drive in Doors (14' tall x 12' wide)
- 3 Phase / 208 & 480 Volt power
- Stubbed in for backup generator

## Lease Rates:

Office - \$12.00 per SF NNN

Warehouse - \$6.00 per SF NNN





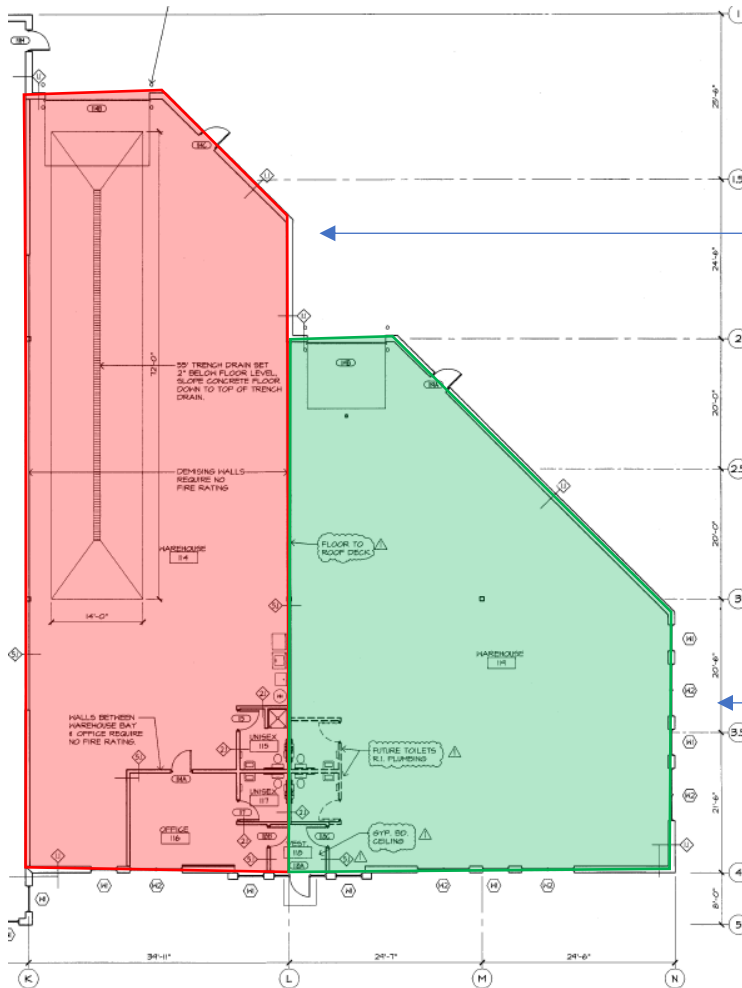
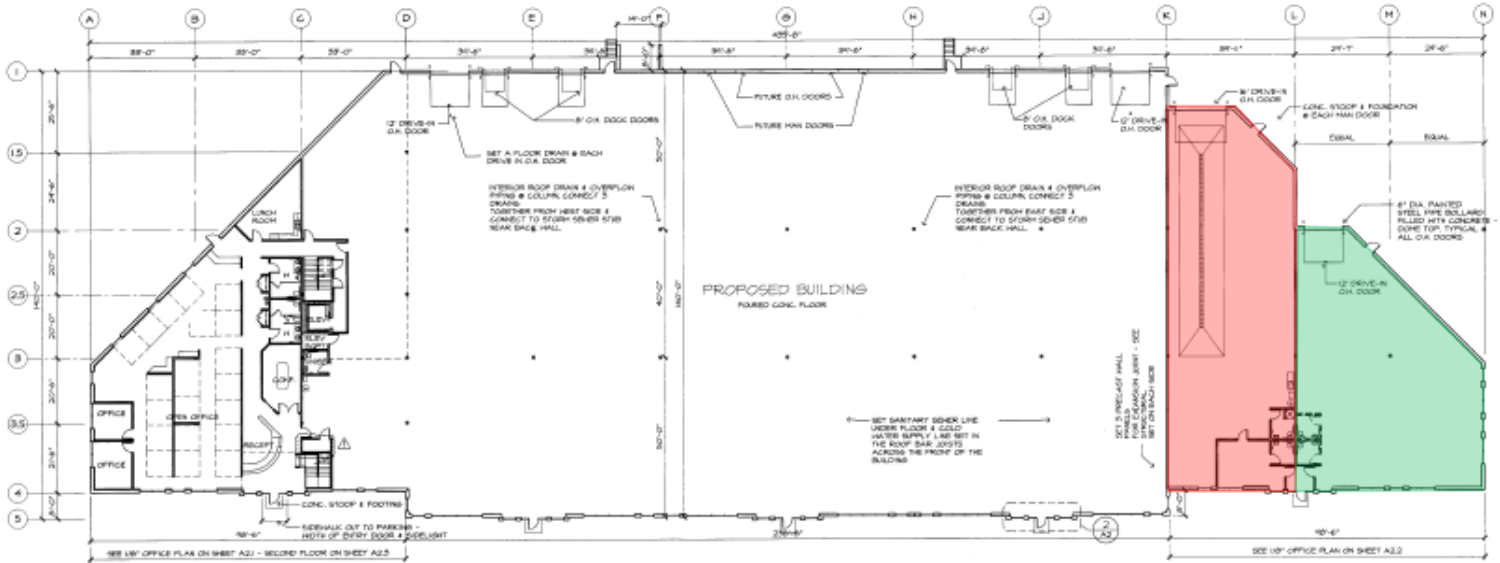
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### Suite 108:

4,534 SF

- Front office area
- Dive-in door - 14' Tall x 16' wide
- Trench drain

### Suite 109:

3,375 SF

- End Cap with great glass lines
- Drive-in door - 14' tall x 12' wide



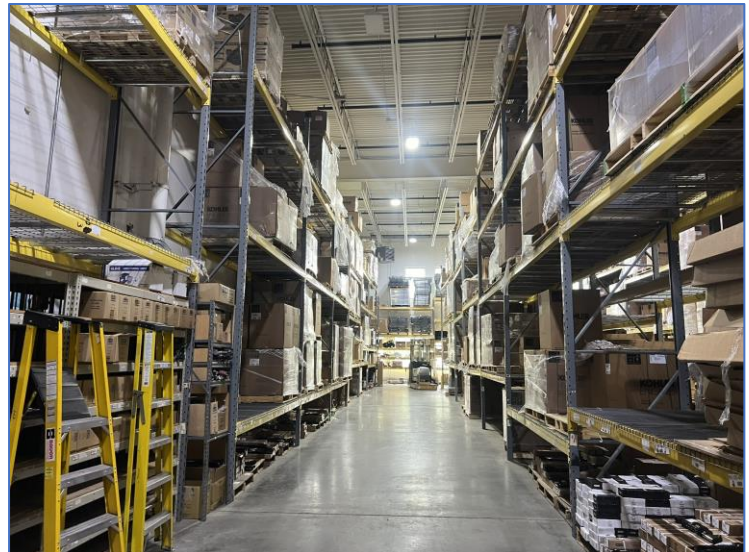
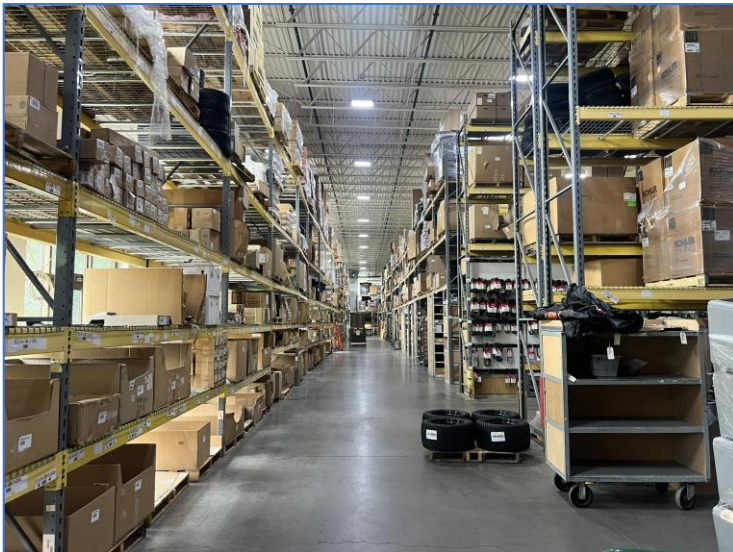
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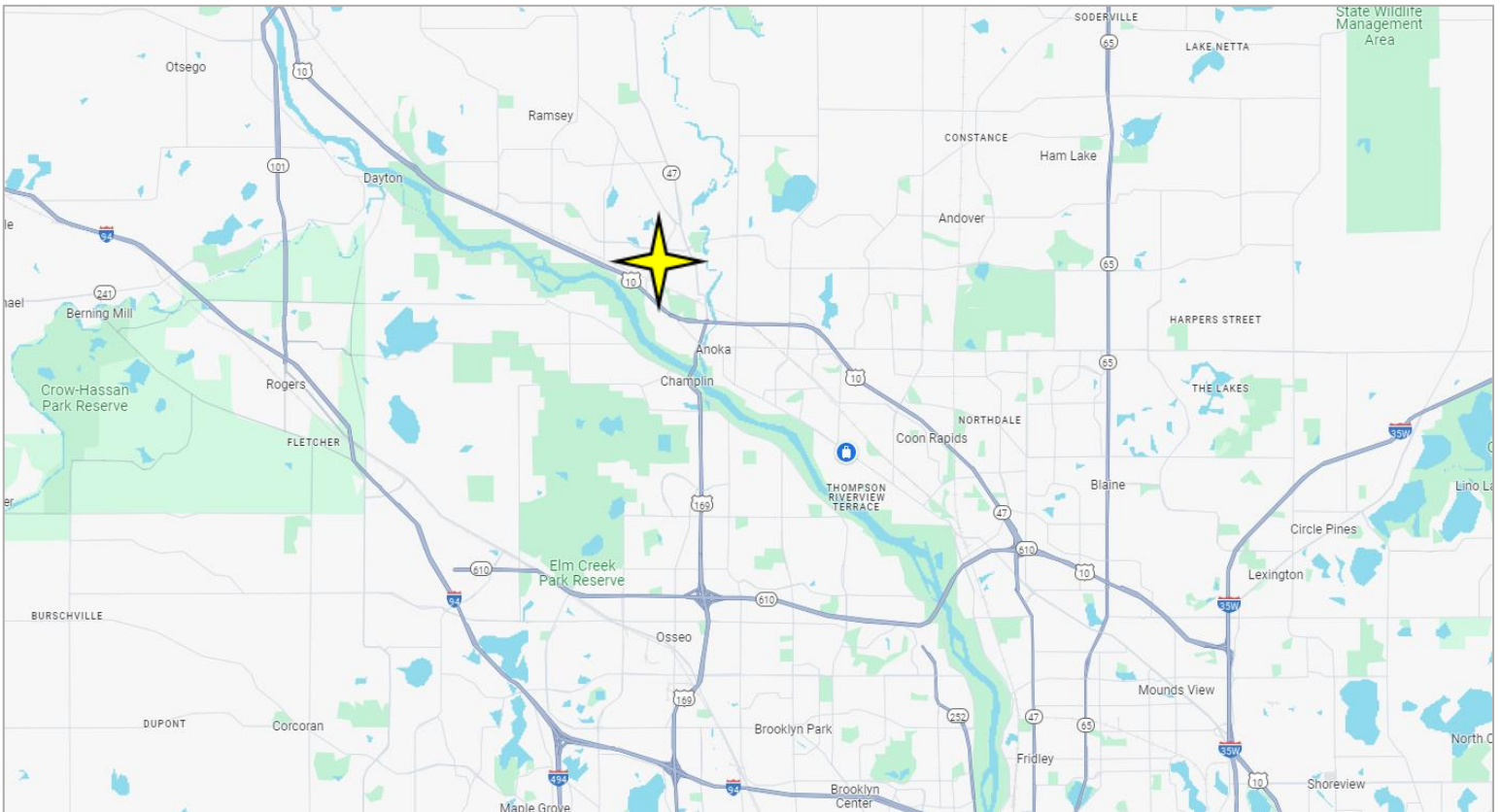
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