



COMMERCIAL REALTY SOLUTIONS

PRICE REDUCED

For Sale/For Lease  
Industrial /Commercial  
Multi-Tenant  
Building



## MAPLE LAKE INDUSTRIAL BUILDING

**Sale Price:** ~~\$999,000~~ Reduced to **\$969,000**

(1) 6,000/sf Unit, (2) 2,400/sf Units

710 6th Street NW, Maple Lake, MN 55358

Wayne Elam, Broker  
763.229.4982  
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## PROPERTY LOCATION

- \* North of Hwy 55
- \* Close to Amenities and Services
- \* Great Industrial Location
- \* Easy Hwy 55 Access
- \* City Utilities
- \* Businesses In the Area:  
Cedar Lake Engineering, Bernatello's Pizza, Subway, Certified Wood Products, Granite Tops, Dollar General, Madigan's Pub & Grill, The Butchery of Maple Lake, BP Station and more...

### TRAFFIC COUNTS - 2023

- \* Hwy 55 - 10,000 VPD
- \* Oak Avenue - 7,660 VPD



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# PROPERTY OVERVIEW

Sales Price  
\$999,000.00

Reduced to \$969,000.00

Building Size	(1) 6,000/sf Unit (Leased) (1) 2,400/sf Unit (Leased) (1) 2,400/sf Unit (Leased)
Lot Size	2.91 Acres
Wright County	PID 110-04300-2010
2024 Taxes	\$26,310.40 + Assessments \$479.60
Zoned	I-1 Light Industrial
Year Built	2019
Tenant	Multi-Tenant

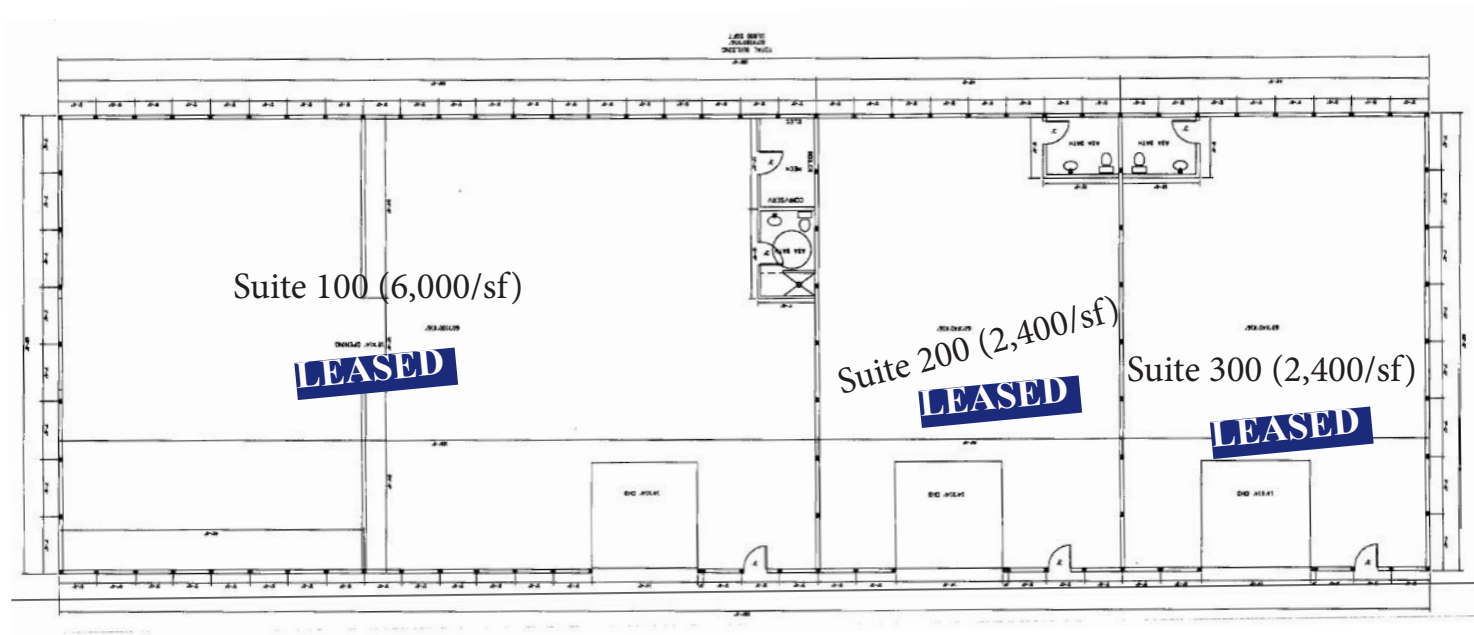
# PROPERTY INFORMATION

Lease Rate  
\$10.00/psf NNN

- \* Operating Expenses: \$3.00/psf
- \* Suite 100 – 6,000/sf (60' x 100') - Leased
- \* Suite 200 – 2,400/sf (40' x 60') - Leased
- \* Suite 300 – 2,400/sf (40' x 60') - Leased
- \* Each Suite (1) Overhead, Drive-In Door 12' x 14'
- \* 16' High Sidewalls
- \* 200 Amp Service
- \* 3 Phase Power
- \* Bathroom
- \* Fully Insulated Steel Building
- \* Unit Heater
- \* City Utilities

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# FLOOR PLAN



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# INTERIOR - Suite 100 (6,000/sf) - Leased



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# INTERIOR - Suite 200 (2,400/sf) - Leased



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# EXTERIOR



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