

**FOR LEASE**  
**3,510 SF WAREHOUSE**



**FEATURES:**

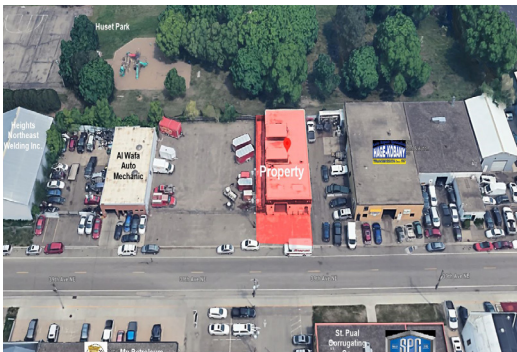
- 3,510 SF Showroom / Warehouse "FOR LEASE" in Columbia Heights, MN.
- Remodeled in 2016 with multiple high-end improvements.
- 1 Large drive in door with front access to 39th Ave.
- Beautiful warehouse for multiple uses for any small business owner.
- Perfect for a vintage car owner, 'man cave', or similar specialty use!

**Lease Rate:**  
**NEGOTIABLE**

\$341 per month (Tax)  
Tenant to pay for own CAM charges

**FACTS:**

- \* 0.13 Acre Lot (3,510 SF)
- \* Built in 1950 (Remodel in 2016)
- \* In-Floor heating throughout bldg
- \* One Unisex Bathroom
- \* Clear Ht. - 18'
- \* 1 Drive In Door (11.10' x 11.6')
- \* Heavy Power
- \* 10 Parking spaces



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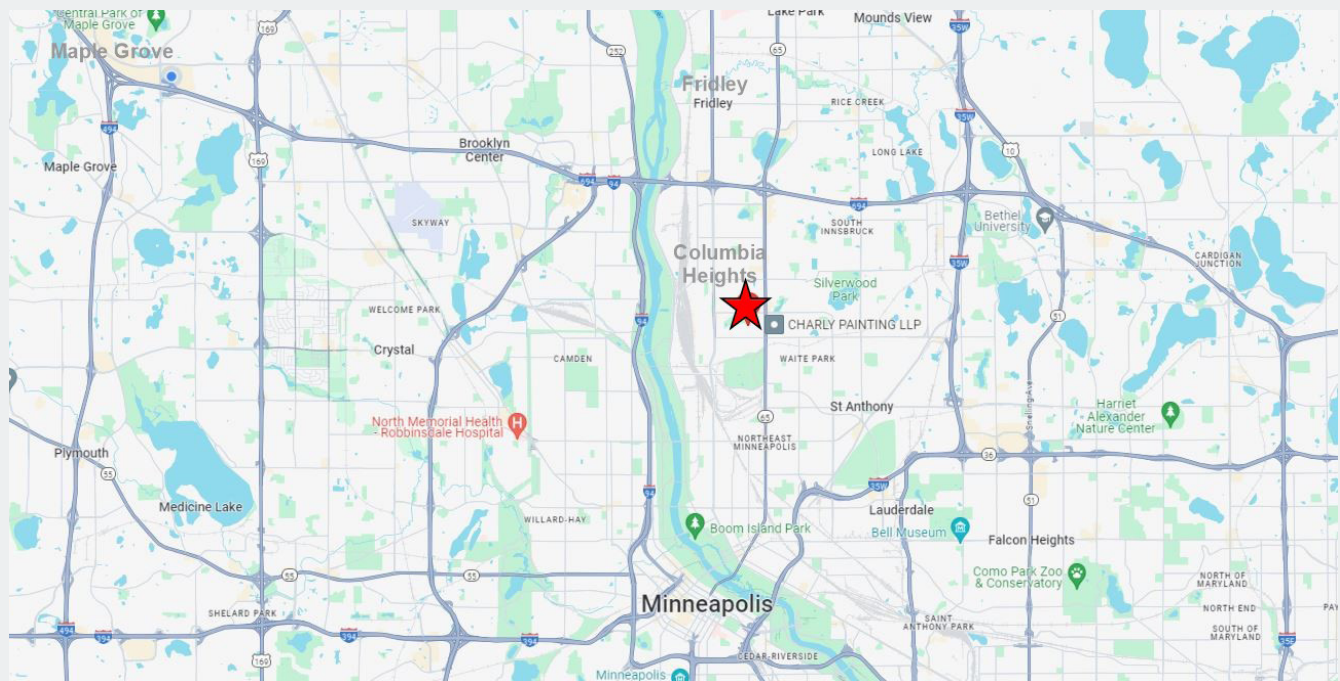
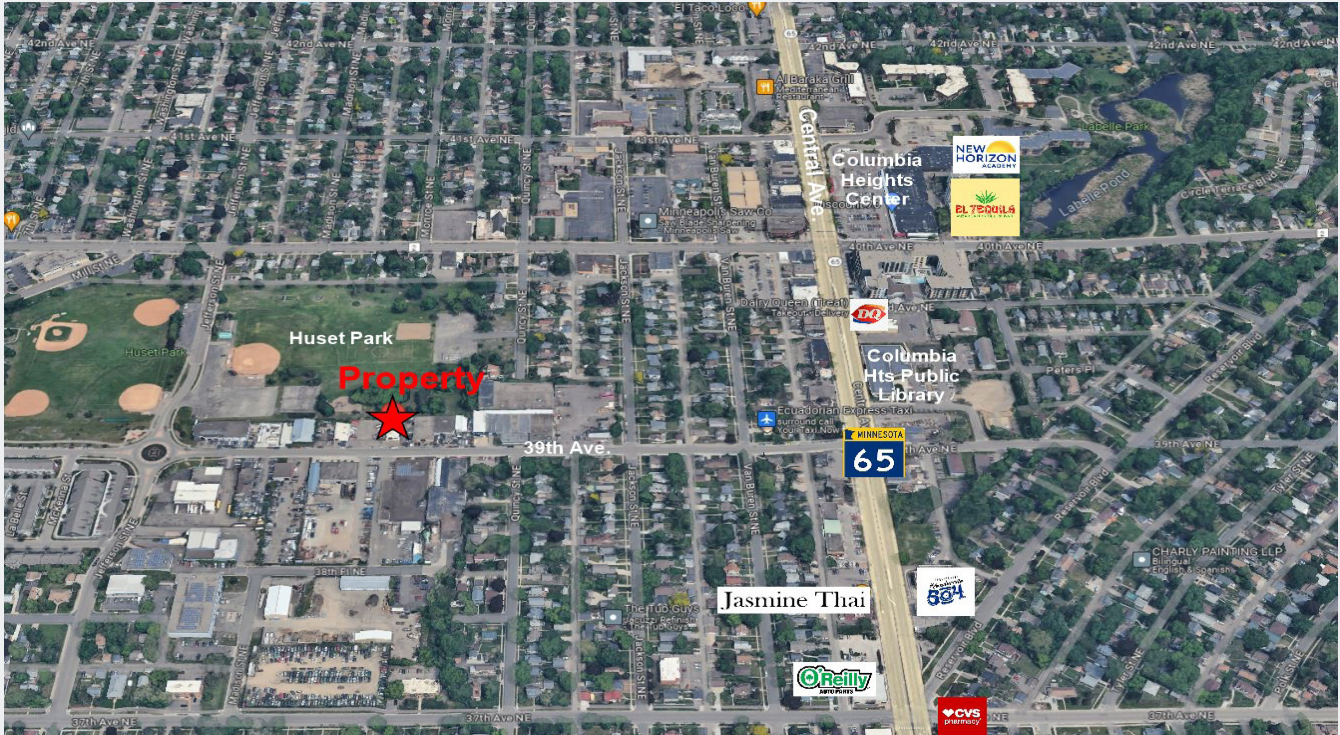
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**AERIAL & MAP**

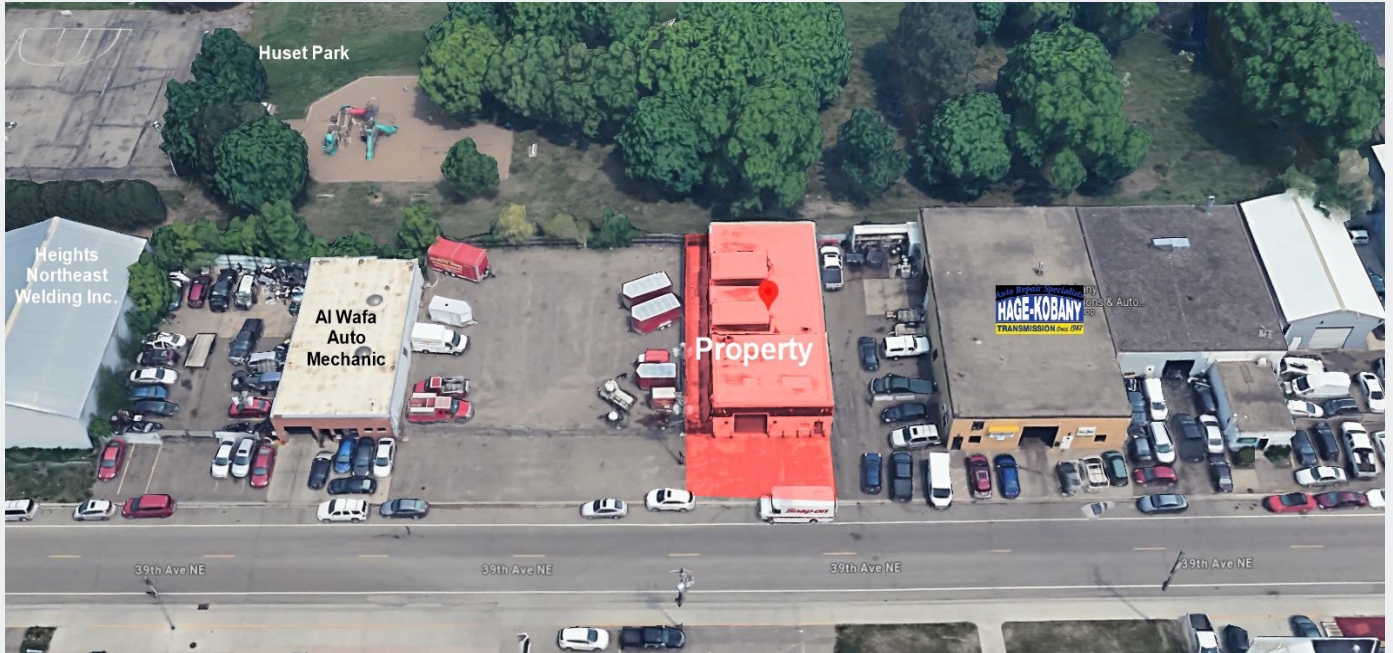
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**SITE PLAN**

**FOR LEASE**  
**3,510 SF WAREHOUSE**



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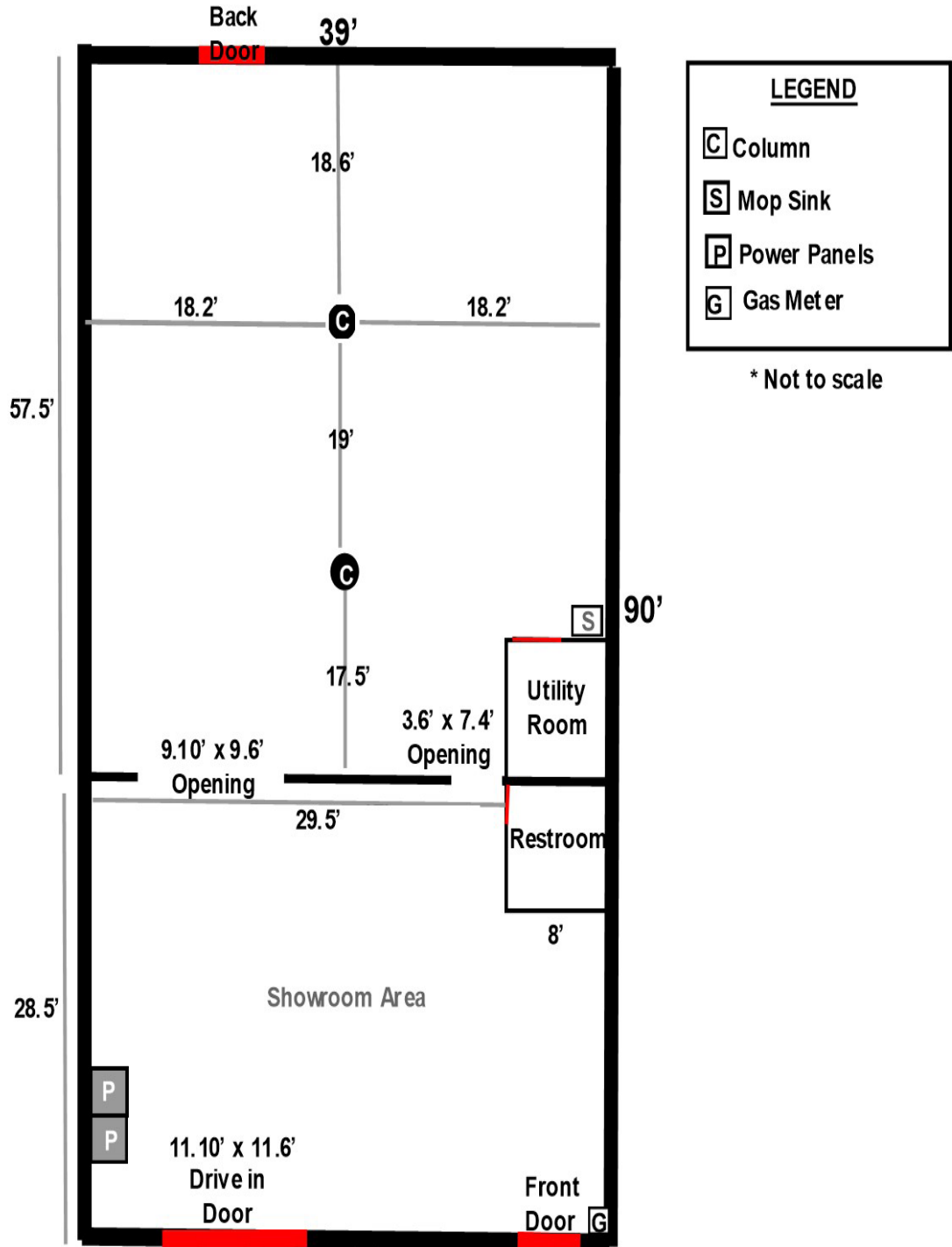
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FLOOR PLAN

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**PHOTO GALLERY**

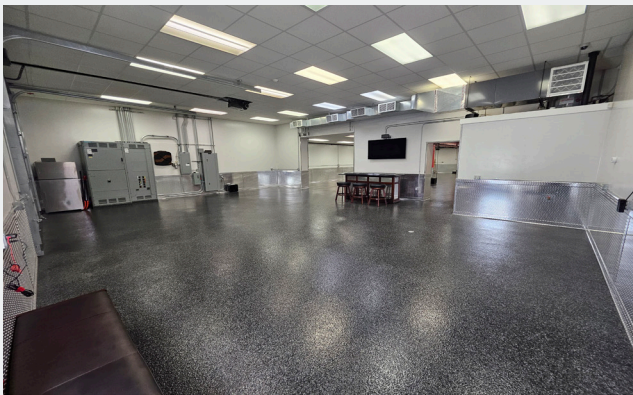
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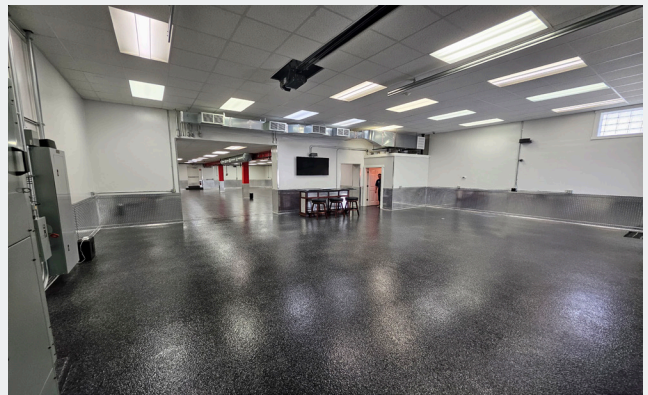
Warehouse



Warehouse



Front Warehouse



Front Warehouse



Drive-In Door



Power

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**FOR LEASE**  
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Front View



Front View



Side Walkway View



Back View



Utility Room



Bathroom

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**CITY OF COLUMBIA HEIGHTS**

**Industrial Building**  
691 39th Ave. NE  
Columbia Heights, MN 554

**FOR LEASE**  
**3,510 SF WAREHOUSE**

All-America City  
2016 All-America City Award  
Columbia Heights 2016

The National Civic League selected Columbia Heights as one of ten cities to win the 2016 All-America City Award for outstanding community accomplishments!

To be considered for this prestigious designation, cities across the nation are asked to prepare an application that outlines community solutions that tackle city-wide challenges. This year the National Civic League centered the criteria for community solutions around cities' ability to ensure that all children are healthy and successful in school and in life. Columbia Heights came through as a shining example of a community that has risen to the occasion of putting children first through collaborative efforts such as Big Brothers and Big Sisters, recreation and education outreach programs, the City of Peace Park initiative, building a modern library and a strong City, Police Department and School District partnership. This year, to ensure no child goes hungry in summer months, the City has entered into a partnership with Loaves and Fishes to serve a healthy, complete lunch free of charge to local children five days a week.

Columbia Heights Statistics

Location: 15 minutes northeast of downtown Minneapolis (seven miles)

Population: 21,973

Size: 3.4 square miles (2,176 acres)



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