



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



**9355 Holly Street NW  
Coon Rapids, MN 55448**

### AVAILABLE SPACE

- 23,700 Total SF – Stand alone building
- 2,000 SF Office Space
- 21,700 SF Warehouse Space
- 6 – Drive in Doors (10' – 20' wide)
- 2 – Dock Doors with levelers
- Clear Height: 15' sidewall – 17'5" in center
- Power: 240 & 480 Volt in the building
- Fire suppression system throughout
- Available August 1, 2025
- Property Taxes: \$2.12 Per SF (2025)

**Co-Listed with Hamel Development**



### Lease Rates:

\$6.00 per SF NNN Warehouse  
\$12.00 per SF NNN Office

**FOR MORE INFORMATION, CONTACT**

**Richard Lee**

612-718-9919

[richlee@premiercommercialproperties.com](mailto:richlee@premiercommercialproperties.com)



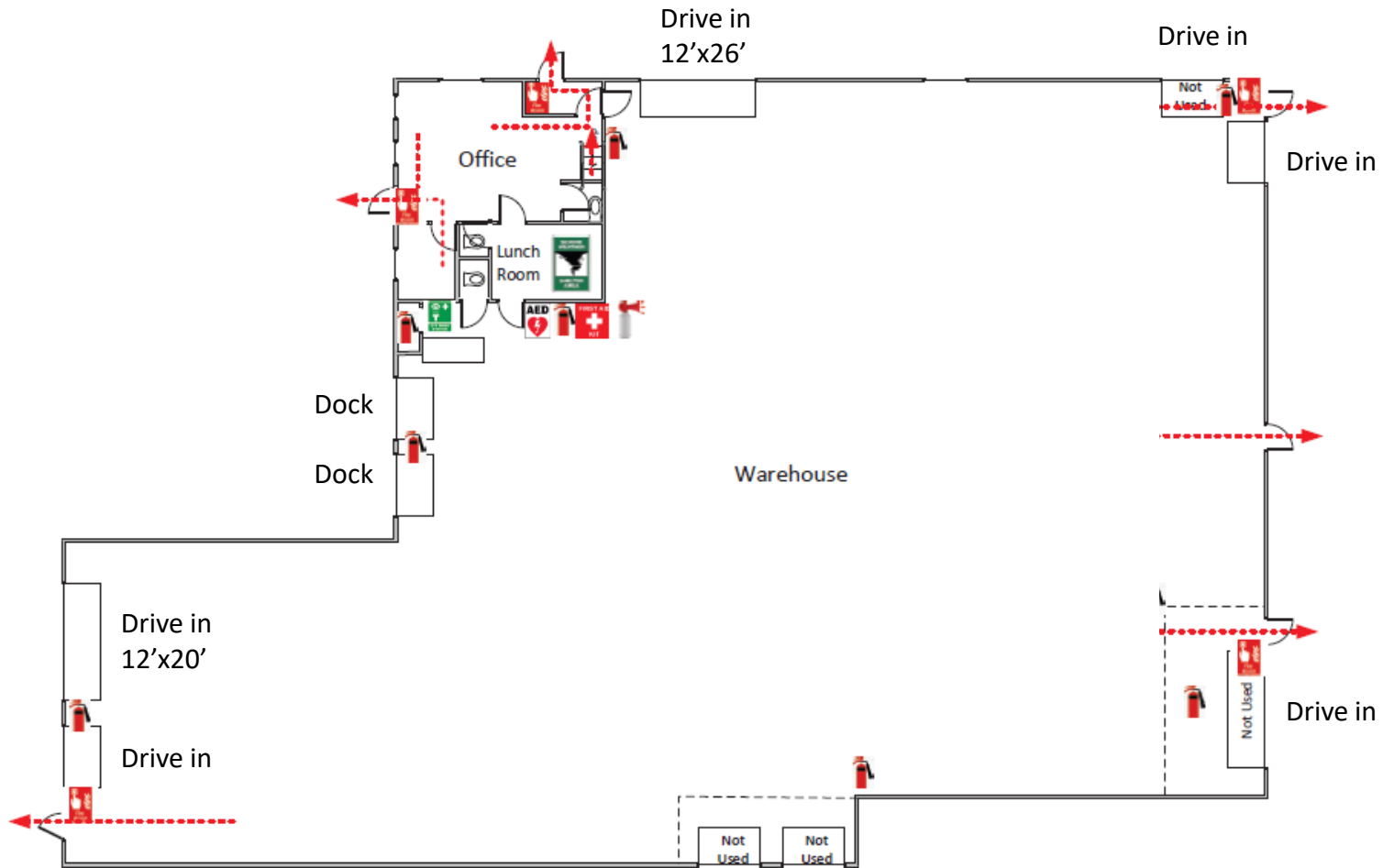
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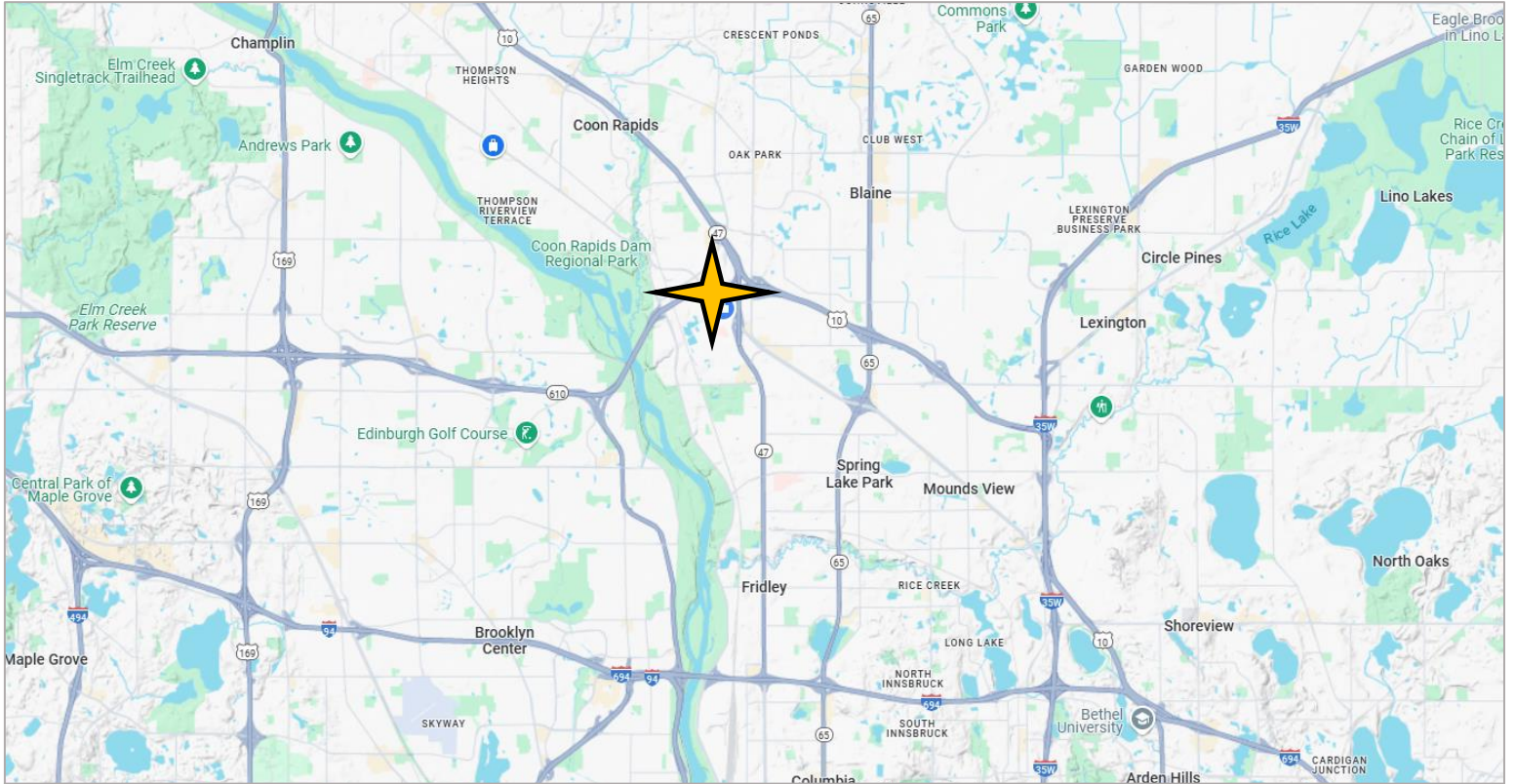
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299 Coon Rapids Blvd NW, Suite 200 | **Coon Rapids, MN 55433** | [premiercommercialproperties.com](http://premiercommercialproperties.com) | **763-862-2005**