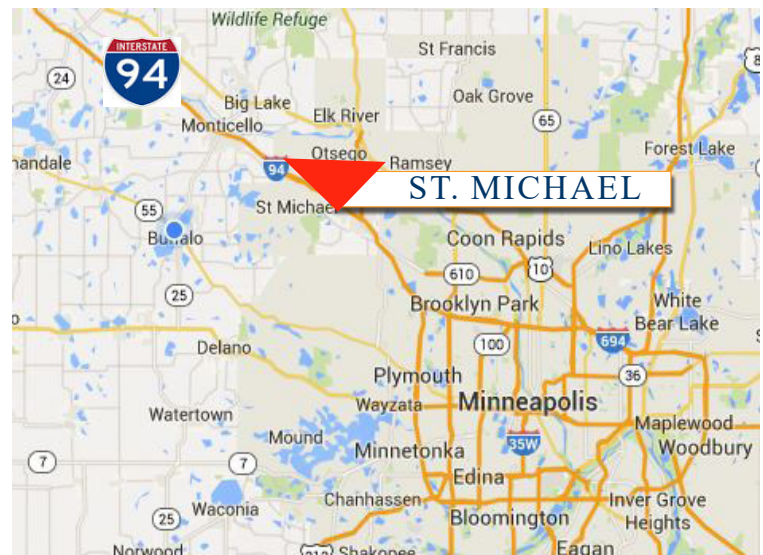




PROPERTY INFORMATION

- * Lease Rate: **\$12.00/psf (Gross)**
(Gross Lease Includes: Tax, CAM, Utilities)
- * Building is 98,331/sf
- * Available: 6-8,000/sf Warehouse Bay
- * Built 1999
- * Wright County PID 114-164-001010
- * Zoning: I-1 Industrial
- * Businesses in the Area Include:
JB Meats, US Water, McDonald's, Cub Foods,
Pellco Machine, Holiday, Marketplace Foods,
Allina Clinic, Fastenal, RA Cabinetry, Starbucks,
Chipotle and more.

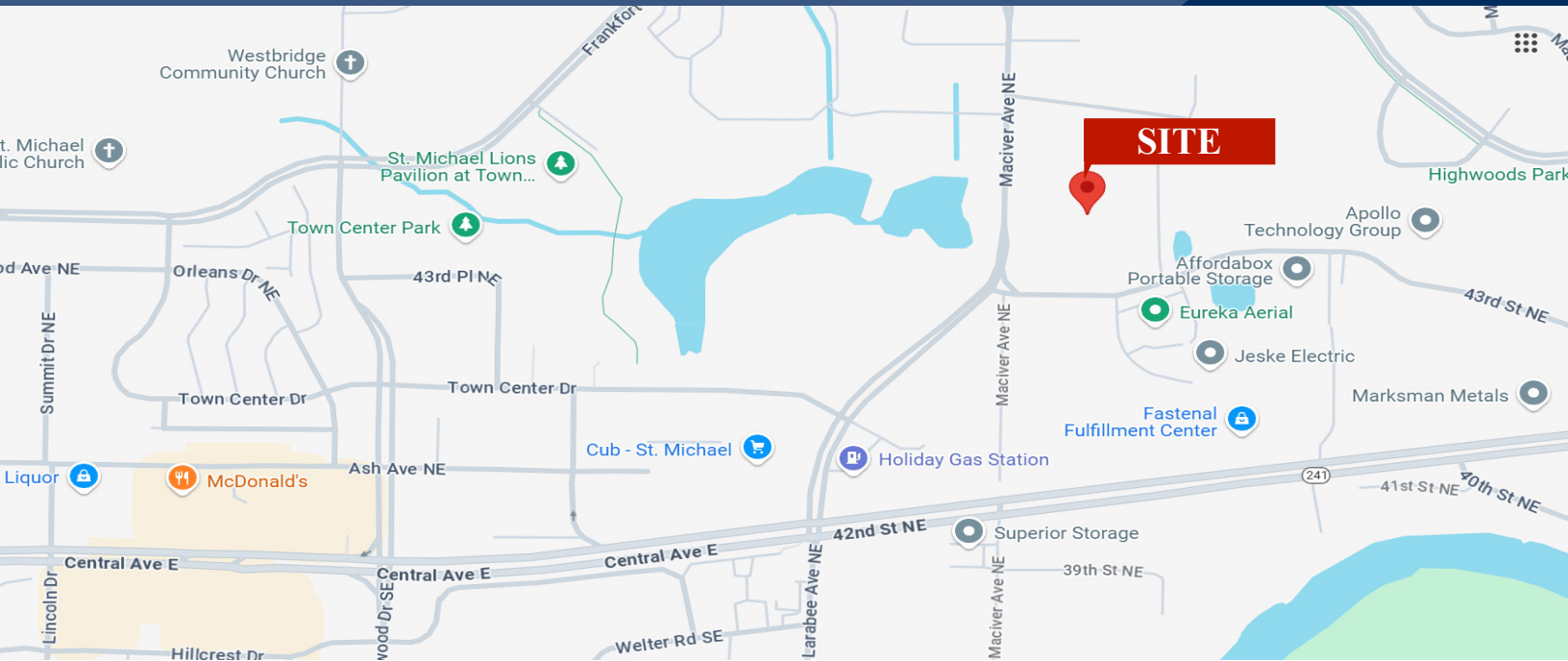


Contact:
JOE ELAM
(320) 282-8410
JElam@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

For Lease Industrial Bay 12070 43rd St, St. Michael 55376



PROPERTY INFORMATION

- * 2 Miles from I-94
- * North of Highway 241
- * Easy Access to I-94
- * Great Location



TRAFFIC COUNTS - 2024

- * County Road 241 - 25,896 VPD
- * Maciver Ave NE - 4,971 VPD

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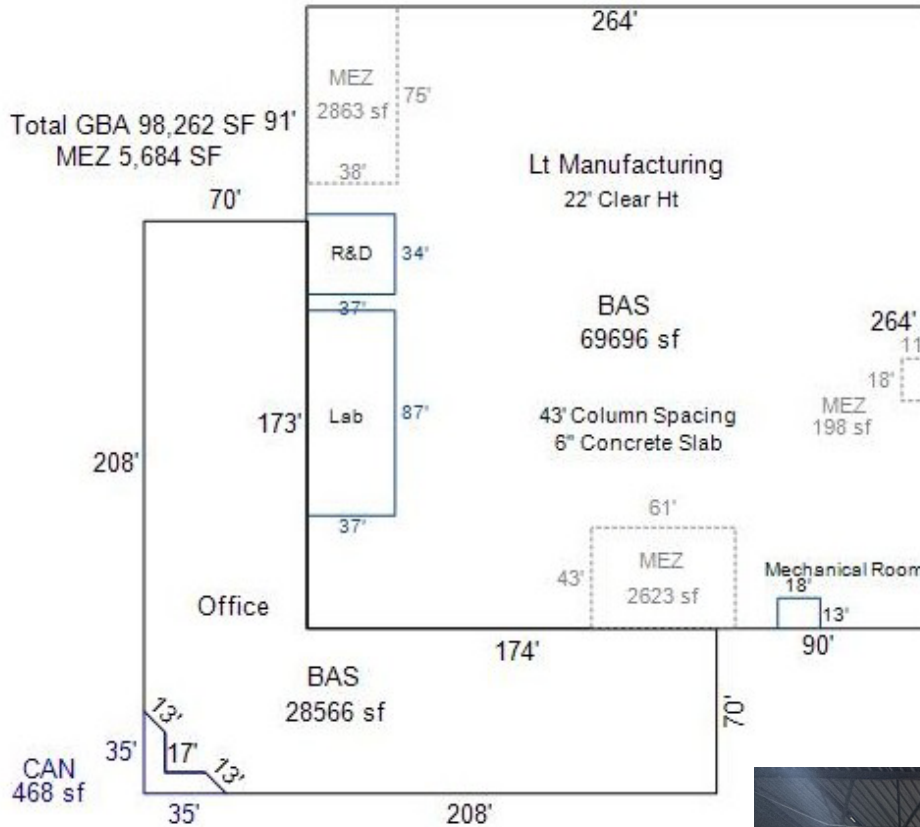
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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COMMERCIAL REALTY SOLUTIONS

For Lease Industrial Bay 12070 43rd St, St. Michael 55376



BUILDING INFORMATION

- * (1) 12' x 14' O.H. Drive-In Door
- * Crane System in place
- * Column Spacing 44' x 44'
- * T-8 Lighting
- * Building is Fully Sprinkled
- * 19'-5" to Bottom of Crane Joists
- * 23'-7" to Bottom of Bar Joists
- * Shop Unit Heaters
- * (1) Loading Dock (Shared)

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