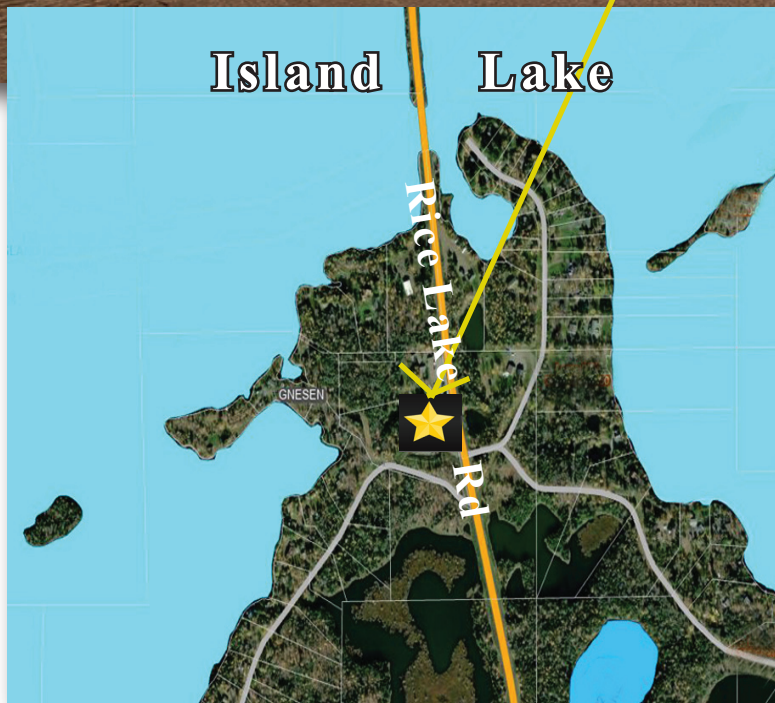




1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

For Lease: 7033 Rice Lake Rd Available in May, 2024



Located less than 1/4 mile from Island Lake Reservoir on Rice Lake Road, this newer construction (2017), steel pole building is a perfect location for any sporting/recreation type of business.

Take advantage of the year round recreation activities of Island Lake and bring your business here.

Building Details:

- 40 x 112
- 4,480 Sq Ft
- 2 - 14 Ft OHG
- 16 Ft clear height ceiling
- 200 AMP Single Phase
- 3-phase at the road
- Concrete Floor

Leasing Details:

- \$7.50 per sq ft as-is
- \$11.75 fully insulated with in-floor heat
- Build-to-Suit option
- Subdivisible from 1,500 sq ft minimum
- 3-5 year term
- Outdoor Display Space Available



Next door to the newly remodeled Outpost Convenience Store (used to be Porky's) and the Lake Effect Restaurant. This area is prime for development.

Make your appointment to see this today!



Gayle Ankarlo
Agent
(218) 590-3219



Beth Wentzlaff
Broker/Owner
(218) 590-7570