



COMMERCIAL REALTY SOLUTIONS

**For Lease
Warehouse Space**



ELK RIVER Warehouse Space

Lease Rate: \$7.00/psf NNN

Space Available: 8,892/sf

15725 Jarvis Street, Elk River, MN 55330

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PROPERTY OVERVIEW

15725 Jarvis Street NW, Elk River, MN

Lease Rate
\$7.00/psf NNN

Operating Expenses: \$3.60

| | |
|-----------------|------------------------------|
| Building Size | 20,107/sf |
| Space Available | 8,892/sf |
| Lot Size | 1.89 Acres |
| County | Sherburne |
| PID | 75-00805-0115 |
| 2025 Taxes | \$26,690.00 |
| Zoned | PUD Planned Unit Development |
| Tenant | Multi-Tenant |
| Number Floors | One (1) |
| Parking Spaces | 32 |



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BUSINESS LOCATION

3 Miles East of 101/169 Interchange

Easy Access to US Hwy 10

Two (2) Blocks North of US Hwy 10

Businesses in the Area Include:

Metro Truck & Equipment, Furniture & Things, BMS Cat,
EH Renner & Sons, Sales Ramp, Copart,
Name Brand Self Storage and more...

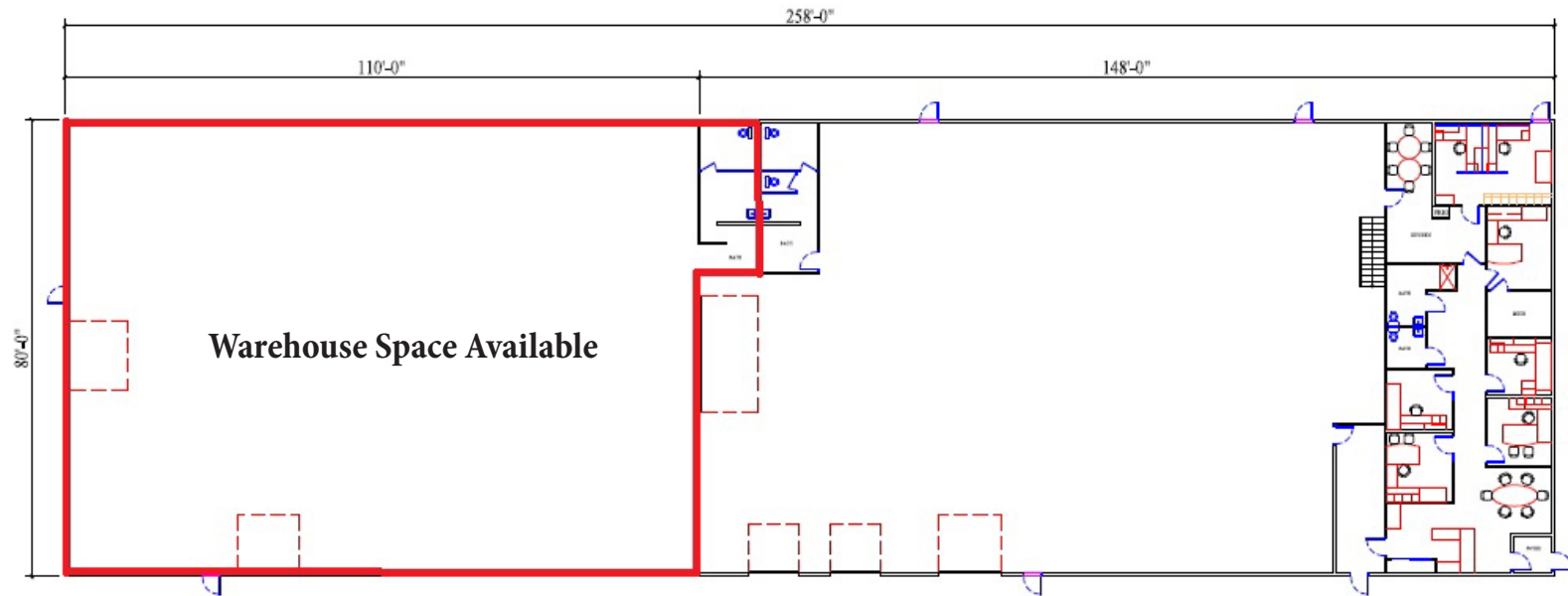
TRAFFIC COUNTS - 2024

* US Highway 10 - 32,887 VPD

* Jarvis Street NW - 1,538 VPD



FLOOR PLAN



PROPERTY INFORMATION

- * HVAC: Two (2) Ceiling Mounted Heaters
- * Electrical: 3-Phase
- * Clear Height: 14'
- * Overhead Doors: Two (2) - 12' x 14' and 8' x 10'
- * Drive-In: Two (2)
- * Warehouse has One (1) Restroom
- * Gas & Electric is Metered Separately
- * Separate Exterior Entry to Warehouse
- * Ample Exterior Parking
- * Great Warehouse Space
- * Precast Walls

INTERIOR



EXTERIOR

