

Warehouse / Manufacturing Building For Sale or Lease



11074 179th St NW, Elk River

50,665sf building

17,000sf leased through May 2026

Available For Lease

30,120sf warehouse

2,880sf office

612-666-4883

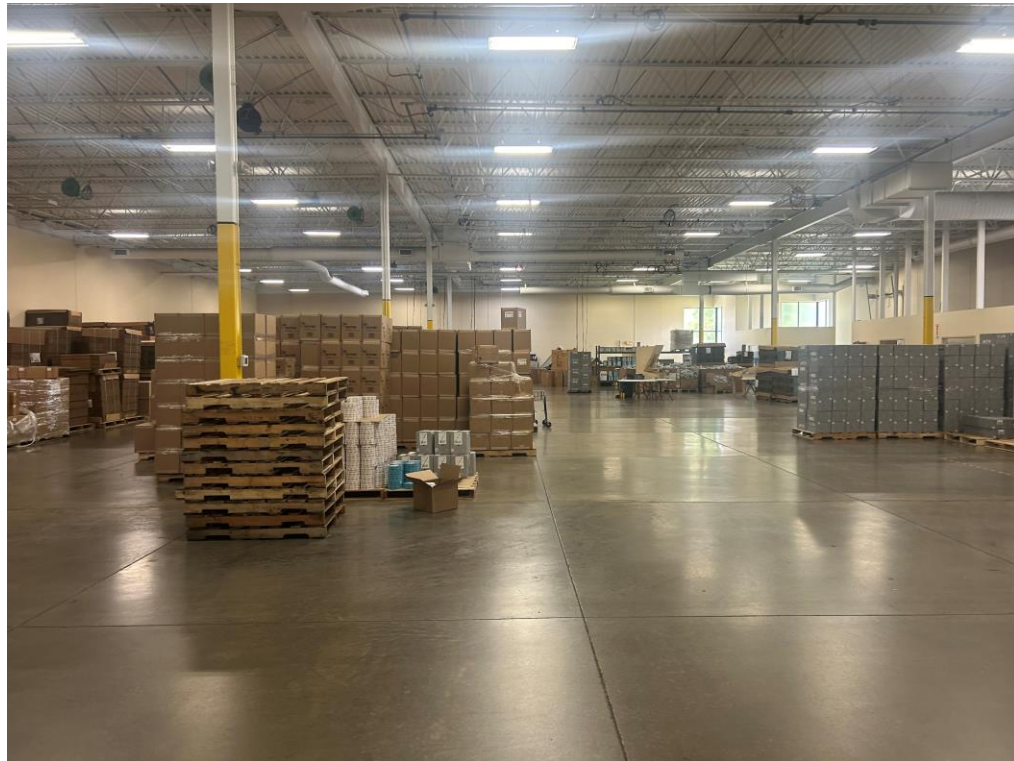
Jack@ServiceIndustrialMN.com



Service Industrial

30,120sf warehouse ; 2,880sf office

Location at Highway 169 / Hwy 10
interchange



20' clear height

3 loading docks

One 12'x14'
drive-in door

Air-conditioned
warehouse

NNN rates:

- \$6.50/sf
warehouse
- \$12/sf office

Available for Lease

1200 amps 480V / 277V three-phase power

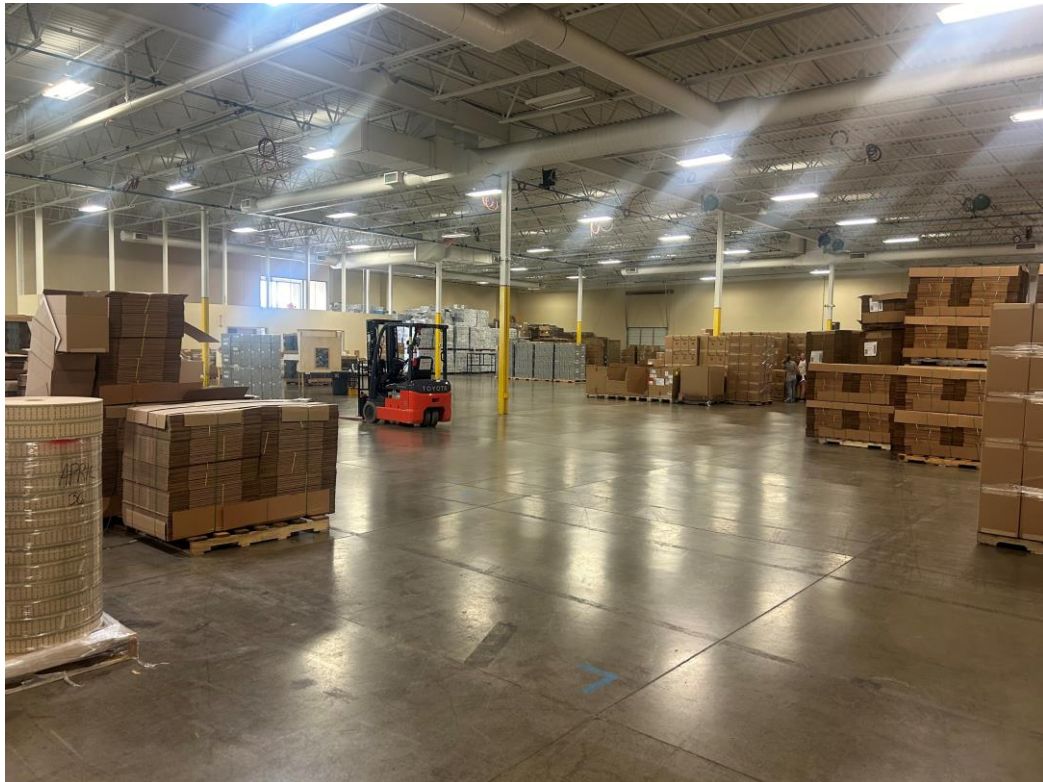
Appealing office finishes with large windows
and natural light



Sale price negotiable
86 parking stalls
6.02 acres
50,665sf freestanding building
Well maintained building, 2006 construction
Precast tip-up construction
Landscaping, in ground sprinkler system
Large windows
Fire suppression system
Two-tenant layout; can be converted back to single

Building Notes

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