

For Lease - Quality Manufacturing/Warehouse Space

1325 Frandsen Ave South, Rush City, MN 55069

Available For Lease: 19,400 sq. ft.

- ✓ Located in Rush City Industrial Park. The park employs 700+ people.
- ✓ Transportation Features: 1 mile from Interstate 35, adjacent to St. Croix Vally Railroad, 1 mile from Rush City Regional Airport with a lighted and paved 4,400-foot runway.
- ✓ 51 miles to I694 via I35
- ✓ 98 miles to Duluth via I35
- ✓ Outside Storage Permitted



www.copperwoodmn.com

684 Excelsior Blvd | Suite 210 | Excelsior, MN 55331

Tom Bissen

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Copperwood Real Estate, LLC

For Lease - Quality Manufacturing/Warehouse Space

1325 Frandsen Ave South, Rush City, MN 55069

Available Space: 19,400 sq. ft. Total
18,800 sq. ft. Warehouse/Manufacturing
600 sq. ft. Office Area

Features: 20' Clear with 40' x 40' Column Grid
Heavy Power for Manufacturing
Space is 100% Air Conditioned
5 Ton Overhead Crane
(1) Interior Dock
(4) Oversized Drive-in Doors
Outside Storage Permitted

Lease Rates: \$6.50 Per Sq. Ft. Base Rent
\$2.95 Per Sq. Ft. OPEX (2025 Budget)



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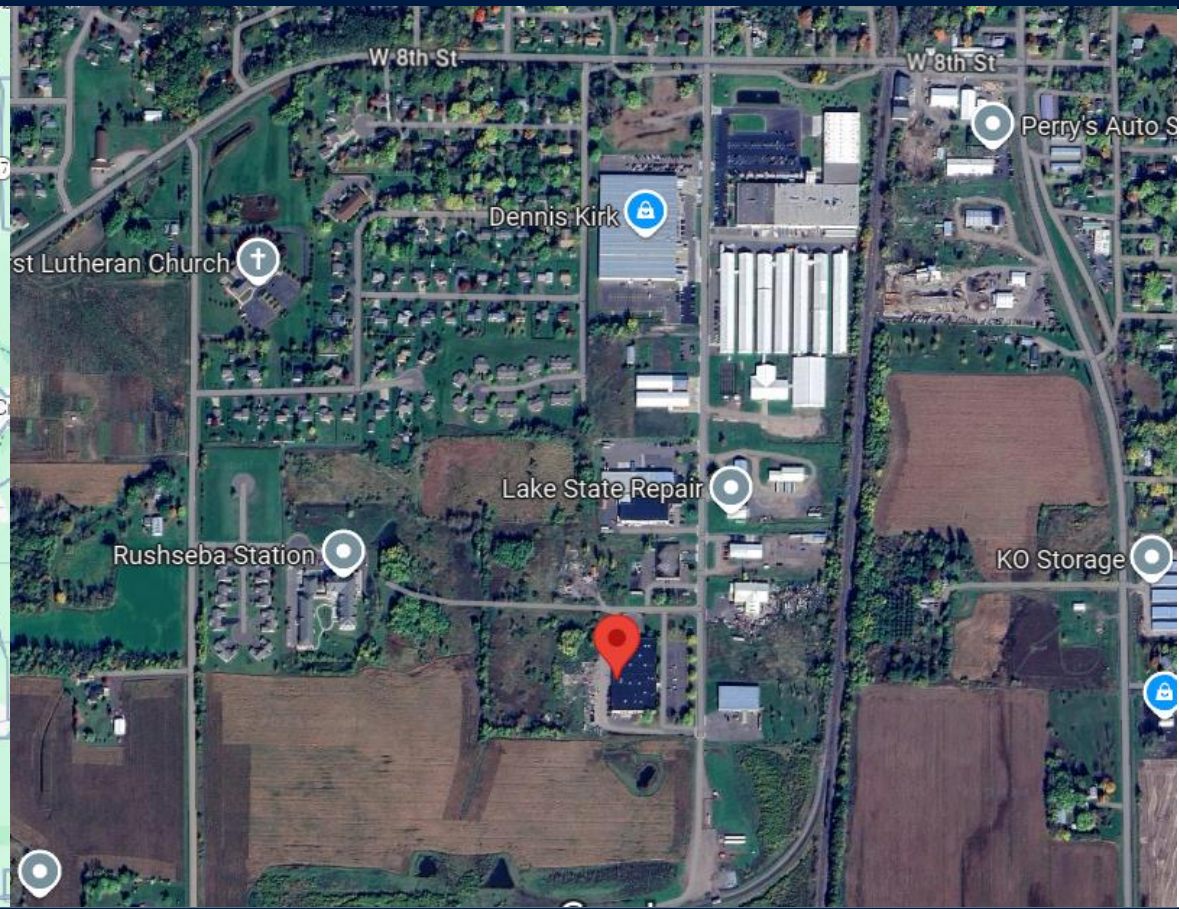
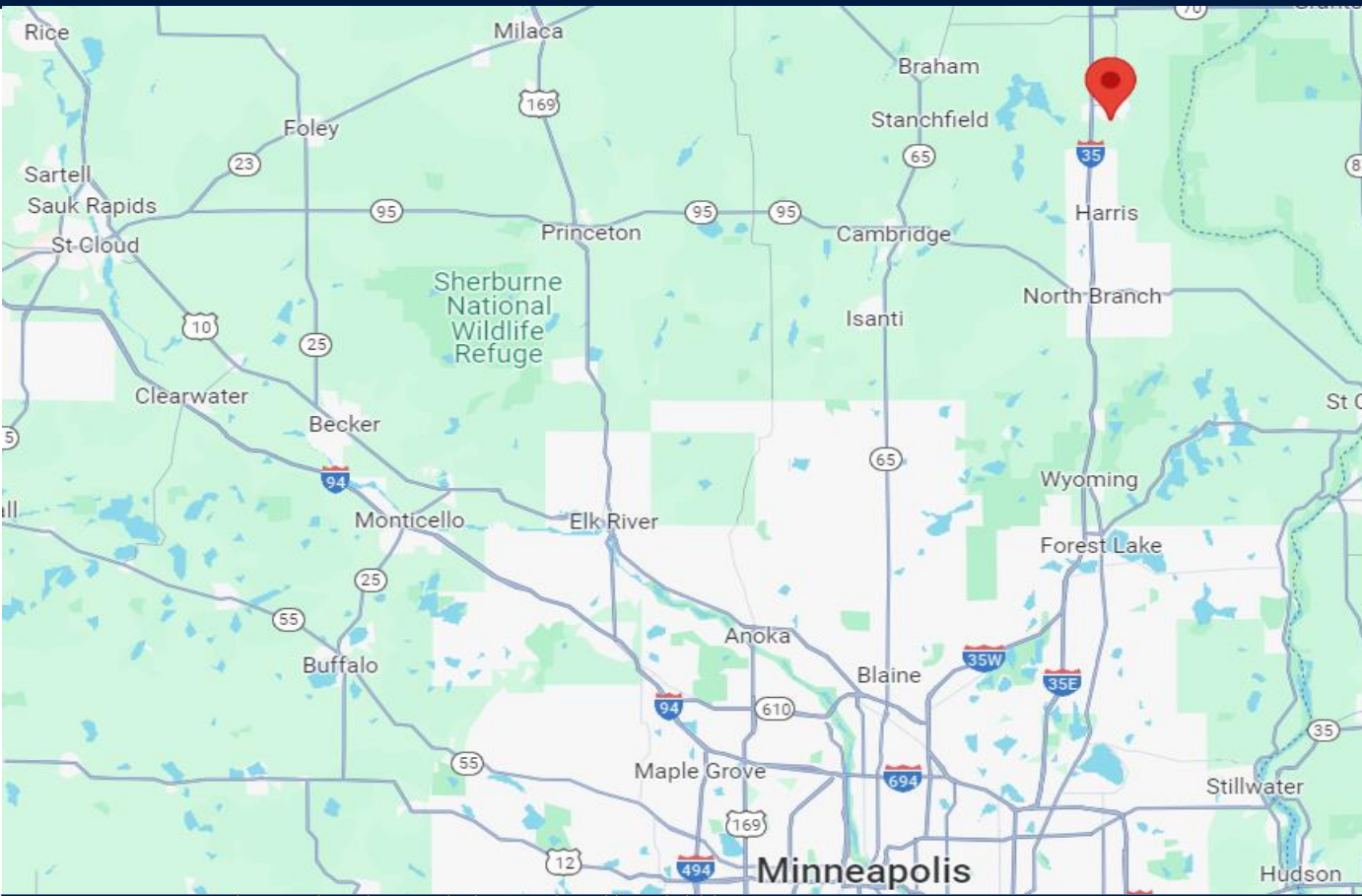


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