



Office / Warehouse / Outdoor Storage Available

**6931 135TH AVENUE NE
COLUMBUS, MN 55025**

Available Space:

Suite A:

1,580 SF- Office (500 SF Mezz)
2,680 SF- Warehouse (500 SF Mezz)
4,260 SF- Total
One (1) 14'x14' Drive-In Door
1.00 AC- Outside Storage

Suite B:

880 SF- Office
5,820 SF- Warehouse (800 SF Mezz)
6,700 SF- Total
Two (2) 14'x14' Drive-In Doors
2.00 AC- Outside Storage

Suites A & B:

2,460 SF- Office (500 SF Mezz)
8,500 SF- Warehouse (1,300 SF Mezz)
10,960 SF- Total
3.00 AC- Outside Storage

Total Building Size:

10,960 SF

Building Footprint:

9,160 SF

Sale Price:

\$2,700,000.00

2024 Est. CAM/Tax:

\$5.26 PSF

Site Size:

4.00 Acres

Clear Height:

18'

Lease Rates:

\$12.00 PSF- Office
\$6.00 PSF- Warehouse
\$1.25 PSF- Outside Storage

Property Highlights:

- Located three minutes via Lake Drive to I-35
- 28 surface parking stalls
- Secure outside storage
- Floor drain/flammable waste trap

For information, please contact:

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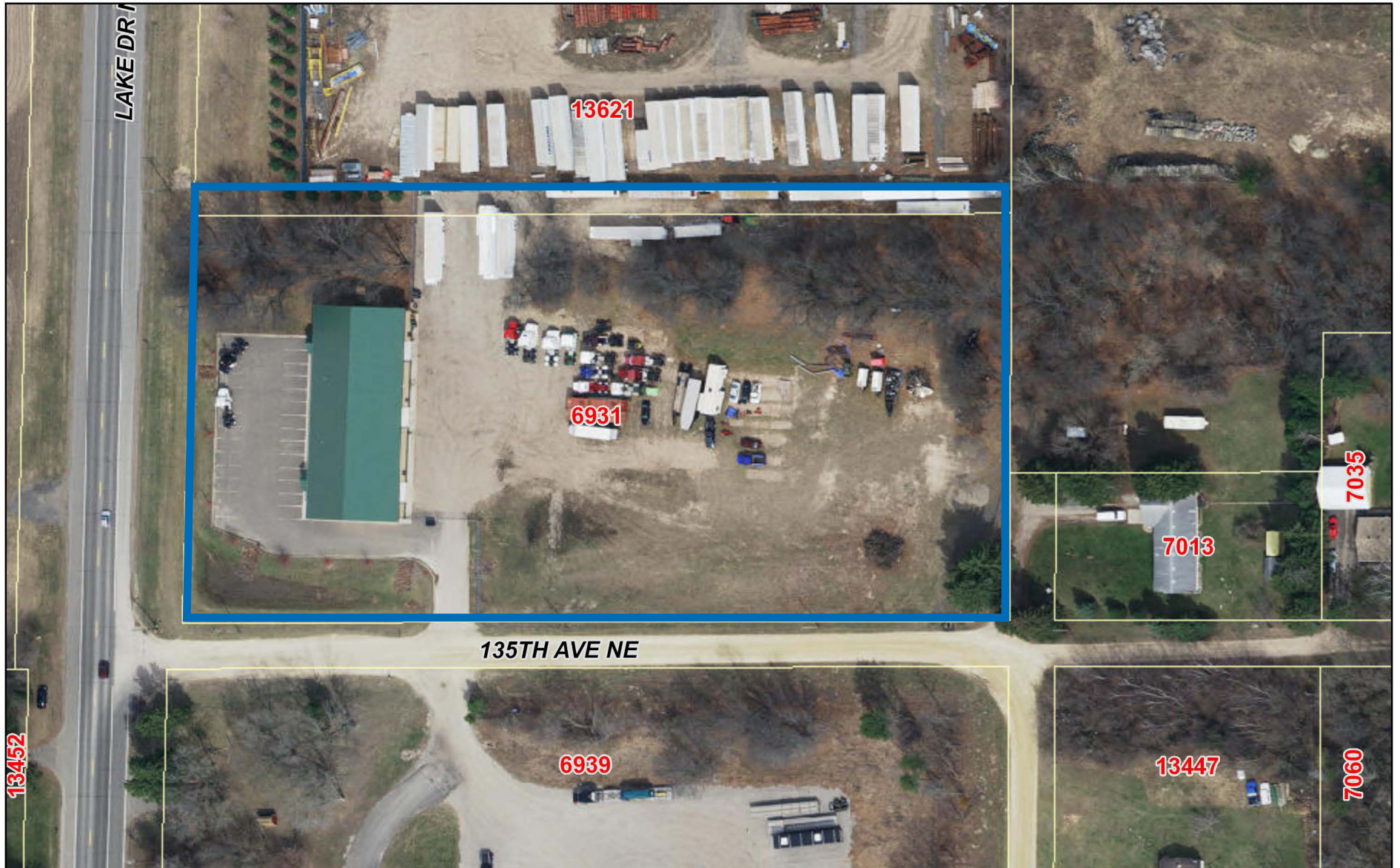
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NEWMARK

6931 135TH AVENUE NE | COLUMBUS, MN 55025

Anoka County GIS Map





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