



COMMERCIAL REALTY SOLUTIONS

**For Lease  
Industrial Office/  
Warehouse**



**Hwy 169**

## **PRINCETON**

**Industrial Office/Warehouse**

**Lease Rate: Office \$8.00/psf, Shop \$5.50/psf**

**Building Size: 12,500/sf**

3156 92nd Ave, Princeton, MN 55371

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## PROPERTY LOCATION

\* Great Visibility to 169

\* Located on the East Side of 169

\* North of Highway 95

\* Businesses in Area Include:

Whirl Air Flow, First Class Creations, Hansen Auctions,  
Home Improvement Warehouse, Storage Rentals of America  
and more.

### TRAFFIC COUNTS - 2024

\* Highway 169 - 16,239 VPD

\* N Rum River Dr - 1,850 VPD

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# PROPERTY OVERVIEW

## Lease Rate

Office - \$8.00/psf NNN

Shop - \$5.50/psf NNN

Operating Expenses: Paid Direct

Building Size 12,500/sf

County Mille Lacs

PID 155-010-007020

2025 Taxes \$5,476.00

Zoned I-1 Industrial

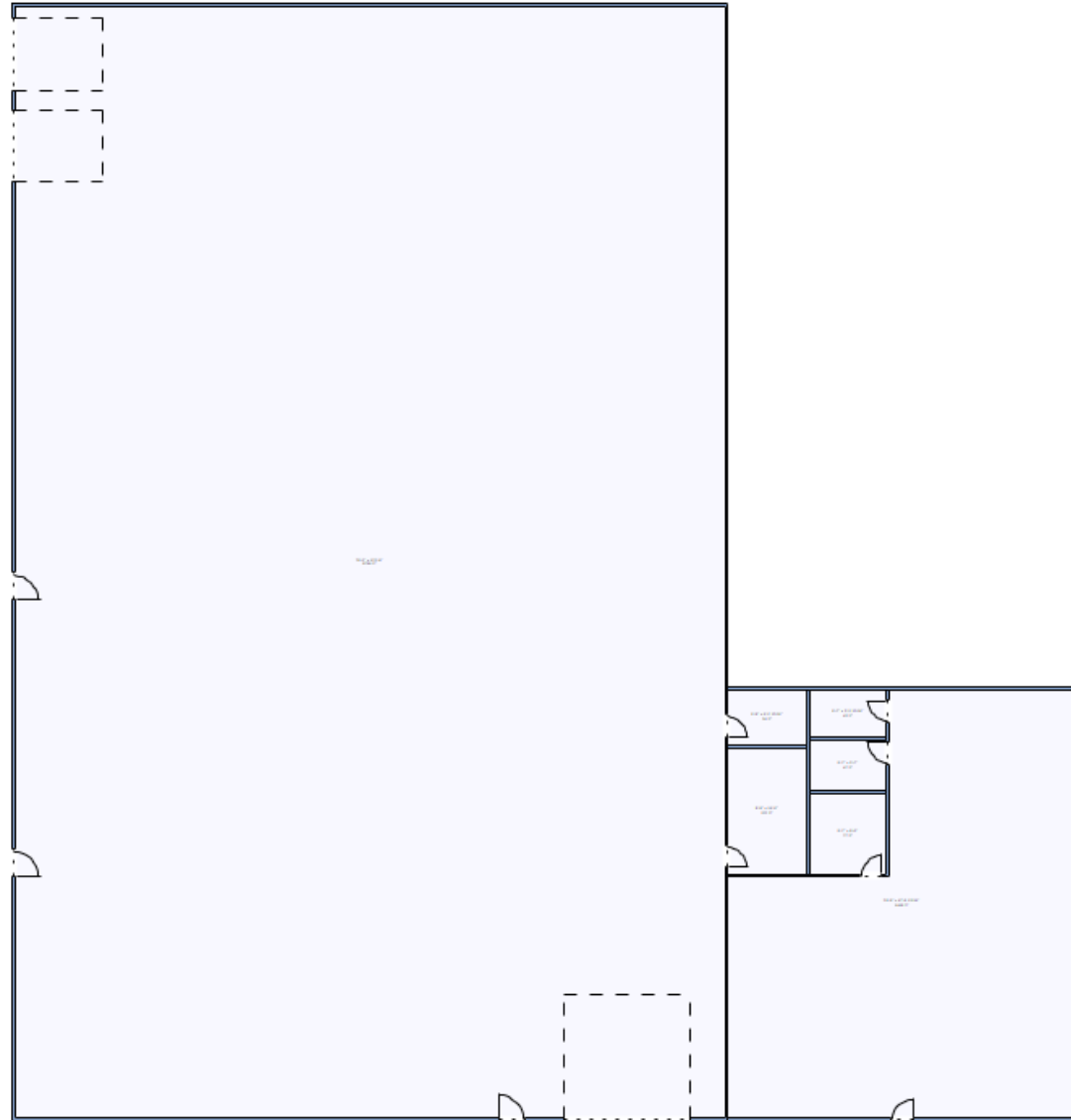
Other

- \* Single Tenant Building
- \* Open Format Office with Breakroom and Private Bathroom.
- \* Warehouse space is clearspan with 2 docks and a drive in.
- \* New LED Lighting.
- \* Security System in Place.



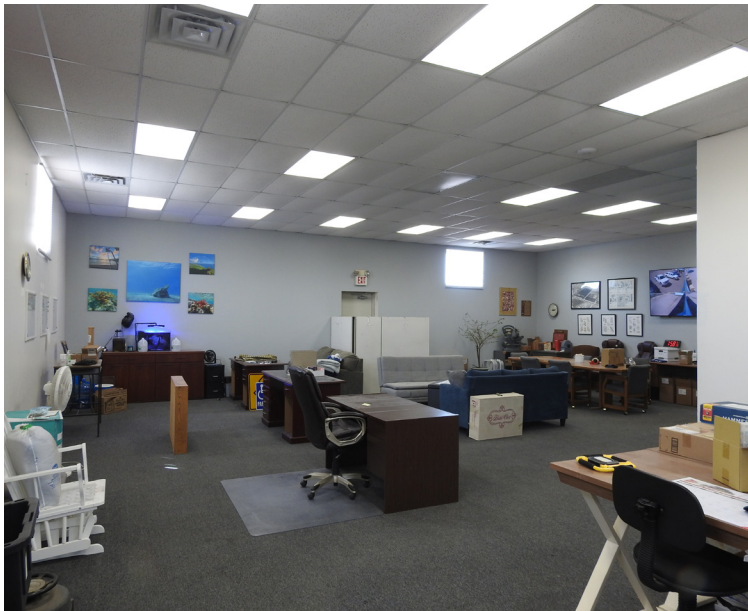
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# FLOOR PLAN



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# INTERIOR - Office



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# INTERIOR - Warehouse



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# INTERIOR - Warehouse



## PROPERTY INFORMATION

- \* HVAC: Forced Air Office, Radiant Heat in Warehouse
- \* Electrical: 800 amp, 3-Phase, 4-Watt
- \* (1) 14' x 14' Overhead Door
- \* (2) Dock High Drive-Ins 8' x 10'
- \* One Small Leveler
- \* Clear Height: 16'-6" - 12'-6"
- \* Ample Parking Spaces



# EXTERIOR



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