



For Lease
Industrial Office/
Warehouse



PRINCETON

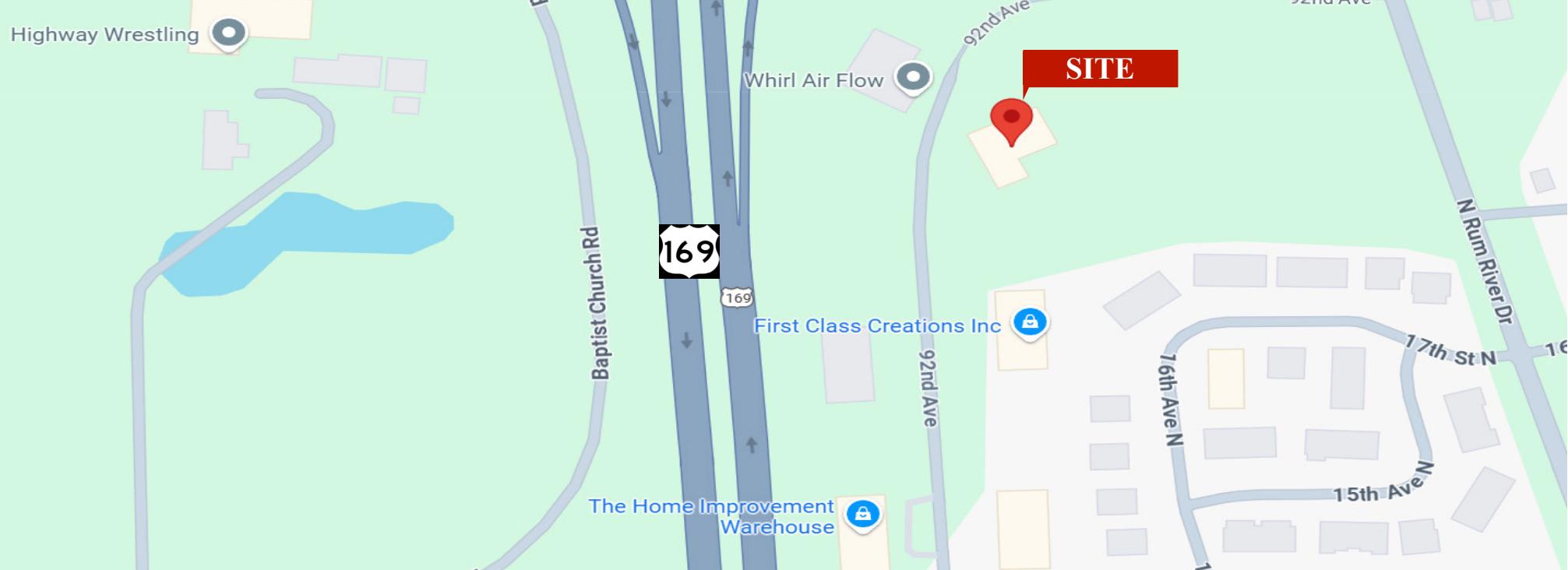
Industrial Office/Warehouse

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

Building Size: 12,500/sf

3156 92nd Ave, Princeton, MN 55371

Joseph Elam, Broker
320.282.8410
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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

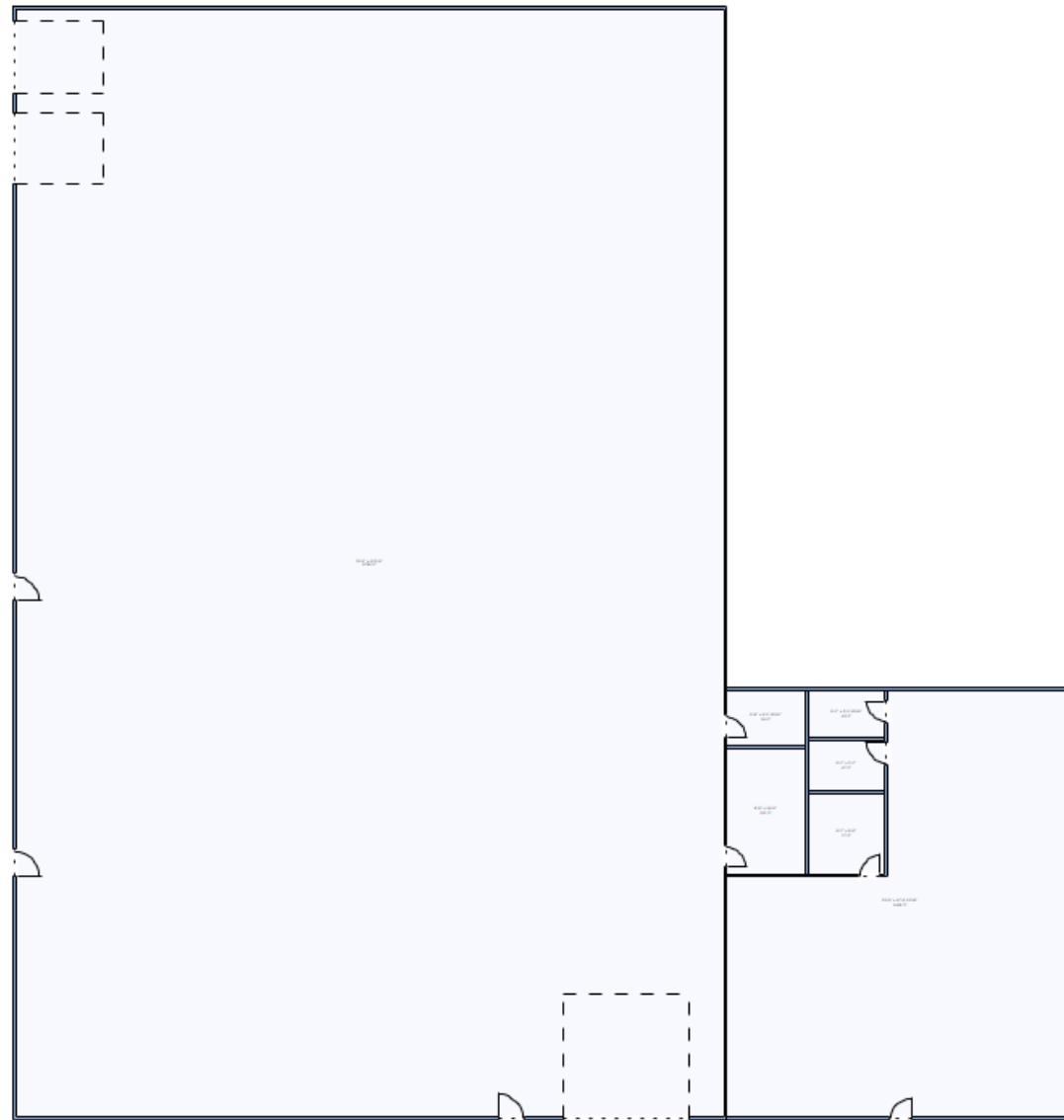
- * Single Tenant Building
- * Open Format Office with Breakroom and Private Bathroom.
- * Warehouse space is clearspan with 2 docks and a drive in.
- * New LED Lighting.
- * Security System in Place.



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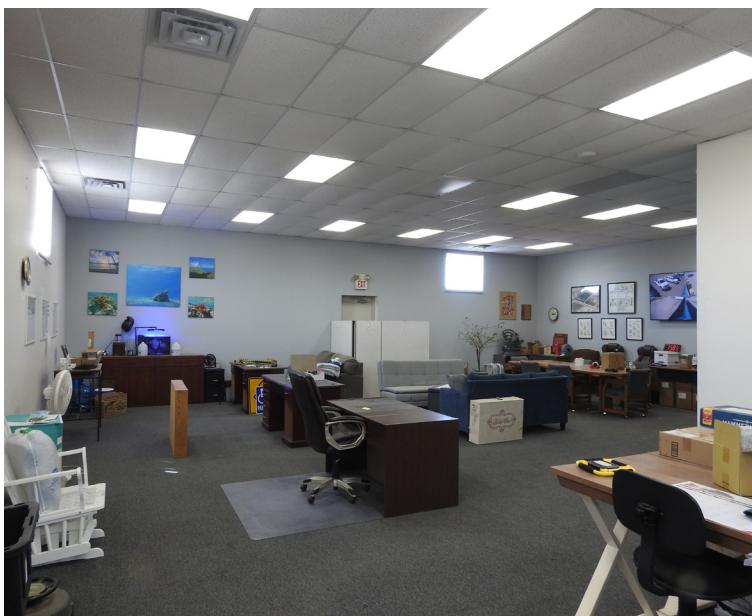
FLOOR PLAN



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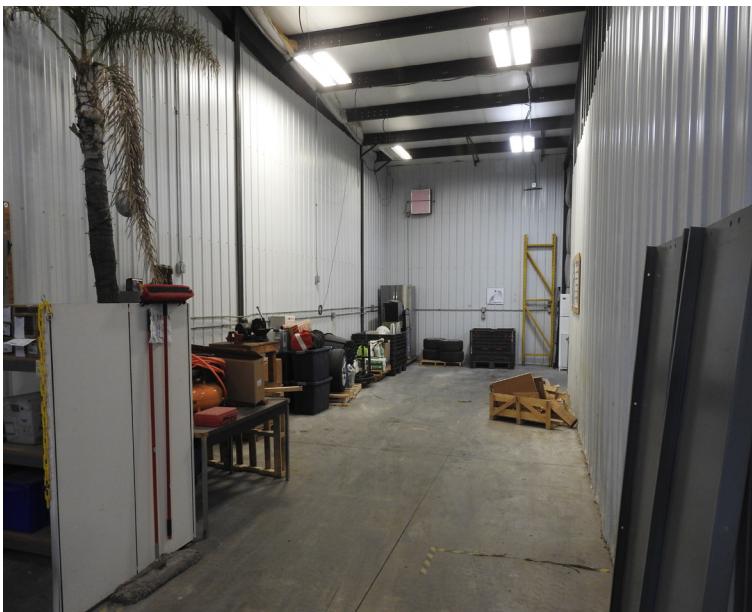
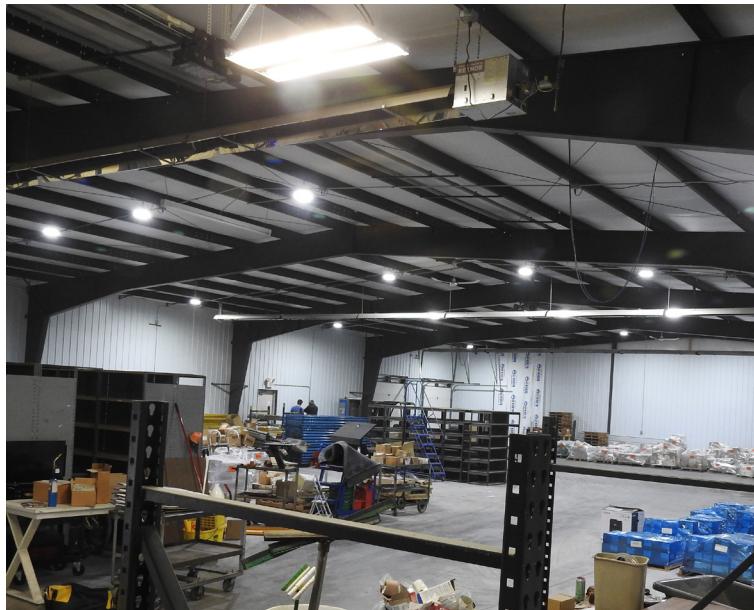
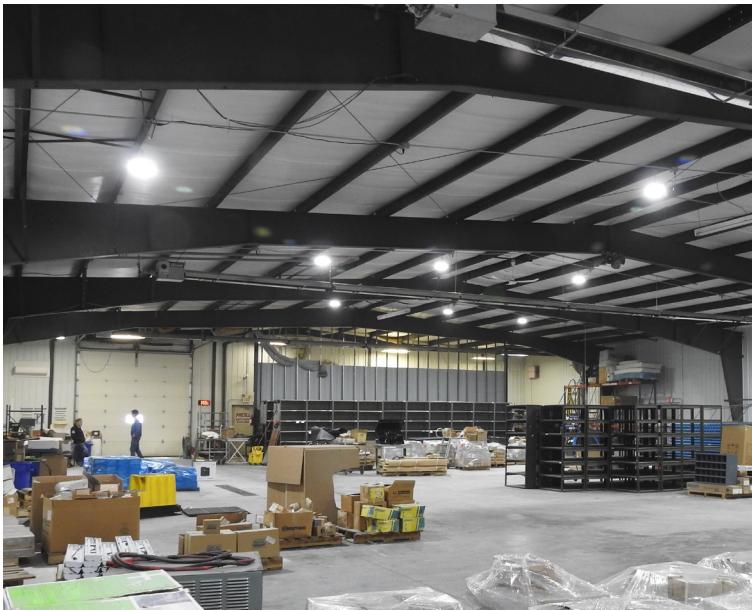
INTERIOR - Office



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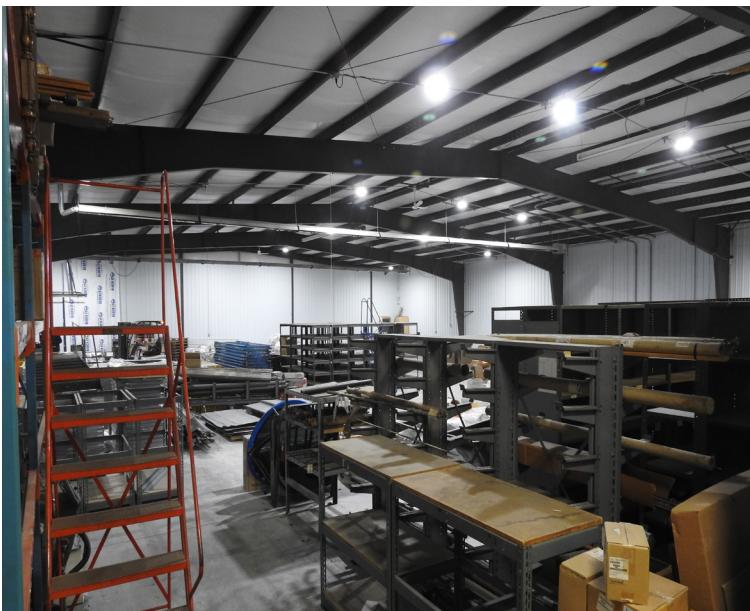
INTERIOR - Warehouse



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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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