

# 20 Yorkton Court

Little Canada, MN 55117



## INDUSTRIAL FOR LEASE



**KEVIN ANDERSON**

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For more information Please Contact



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## BUILDING SUMMARY

### PROPERTY HIGHLIGHTS

**32,000 SF Industrial Building**

**Warehouse & Manufacturing Uses**

**Convenient Access to 694 & 35E**

**2.93 acre lot**



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## VACANCY HIGHLIGHTS

### SPACE HIGHLIGHTS

**Square Footage** 6,000 SF

**Base Rent** Negotiable

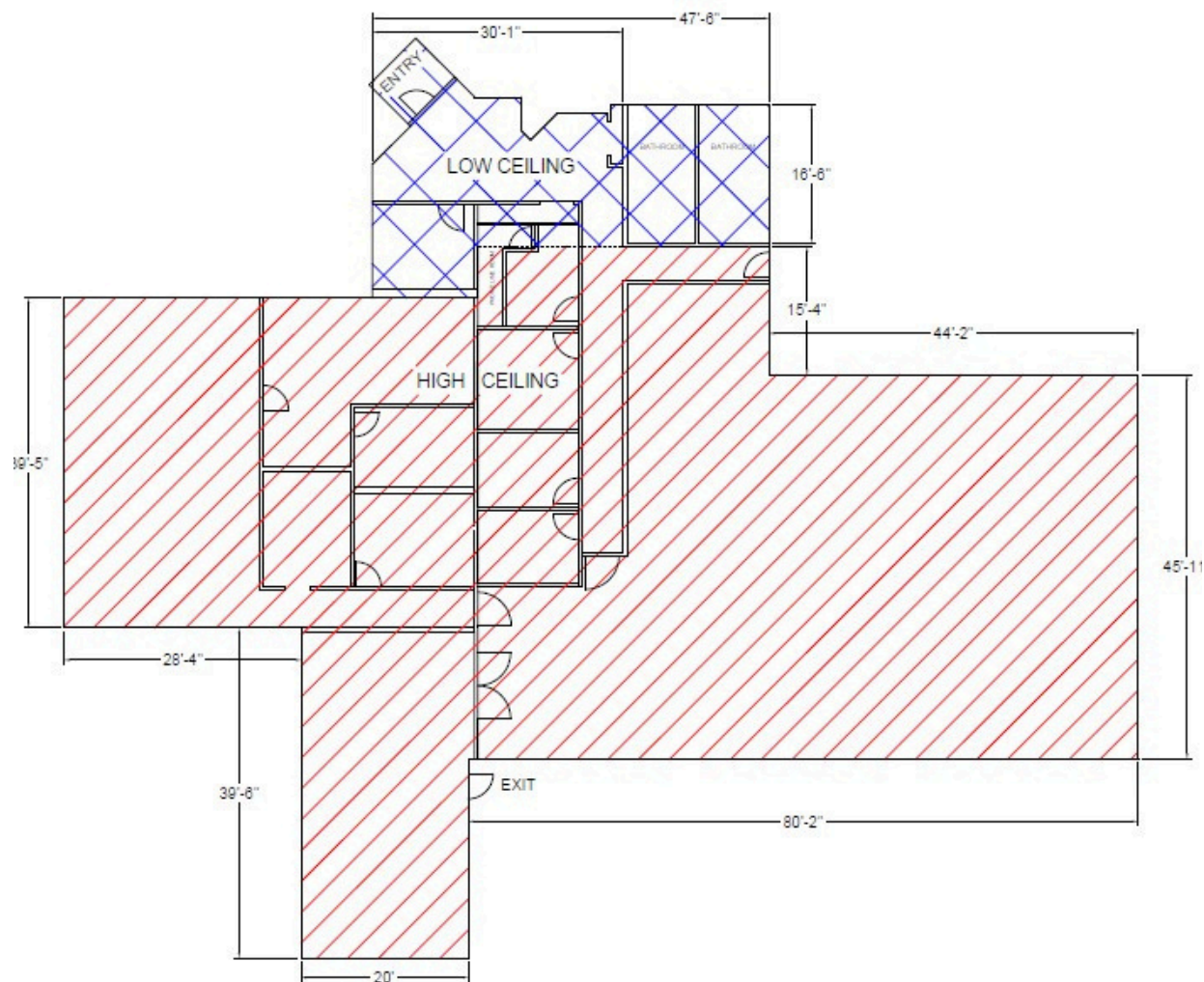
**Additional Rent** \$6.80/SF including utilities

**Use** Warehouse w/ office

**Clear Height** 18'

**Loading** 1-dock (potential for drive-in)

**Available** March 1, 2025



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## PHOTOS



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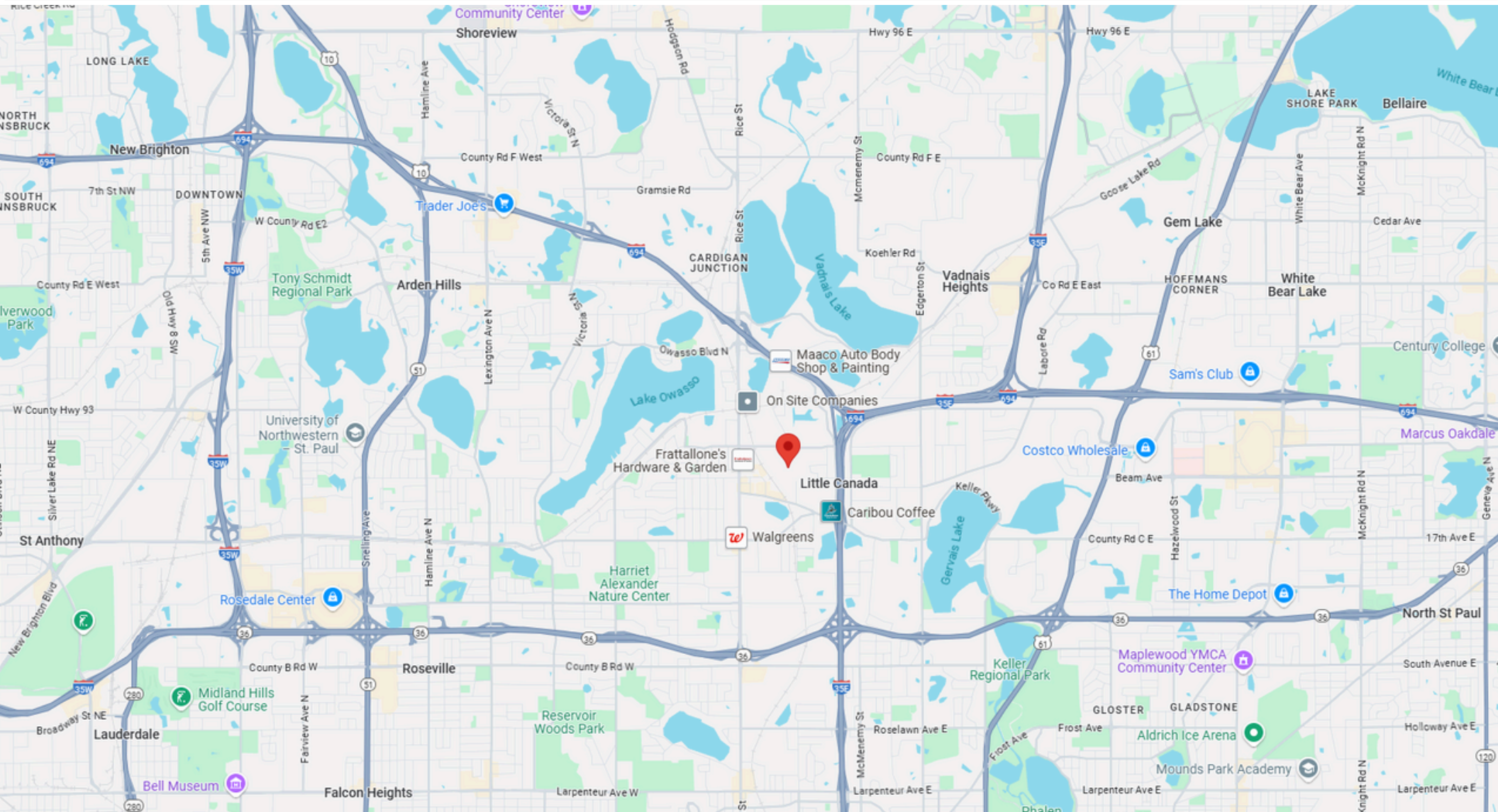


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## MAP



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