



COMMERCIAL REALTY SOLUTIONS

For Lease
Highway
Industrial
Showroom



Highway 55

BUFFALO

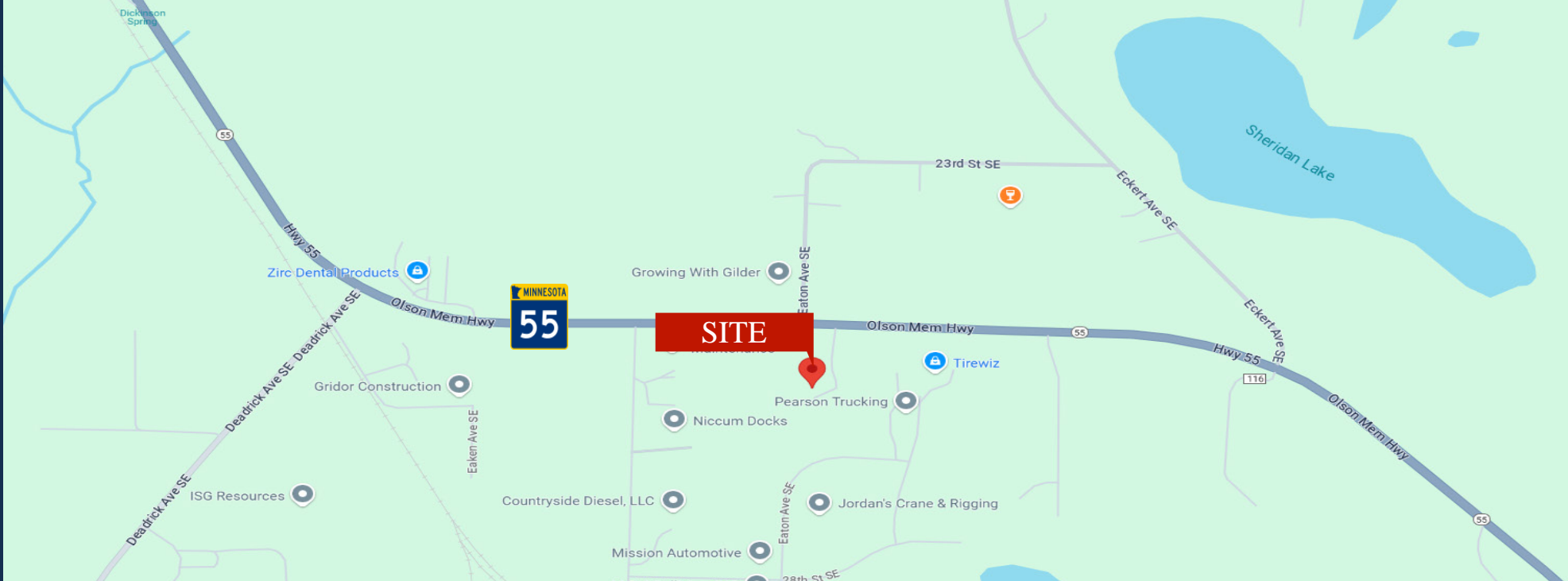
Commercial Space

Lease Rate: \$10,000/month NNN

6,500/sf Office Building, 5,400/sf Storage, 1,200/sf Shed

4375 Highway 55 SE., Buffalo, MN 55313

Wayne Elam, Broker
763.229.4982
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PROPERTY LOCATION

- * Located South Side of Hwy 55
- * Minutes from Buffalo
- * 3 Miles West of Rockford

TRAFFIC COUNTS - 2023

* Highway 55 - 14,982 VPD



Businesses in the Area:

Buffalo Rock Winery, Midland Nursery, Highway 55 Trailer Sales, Menards, Lampert Lumber, USPS, Dollar General, Dominos Pizza, Casey's and more.

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PROPERTY OVERVIEW

Lease Rate

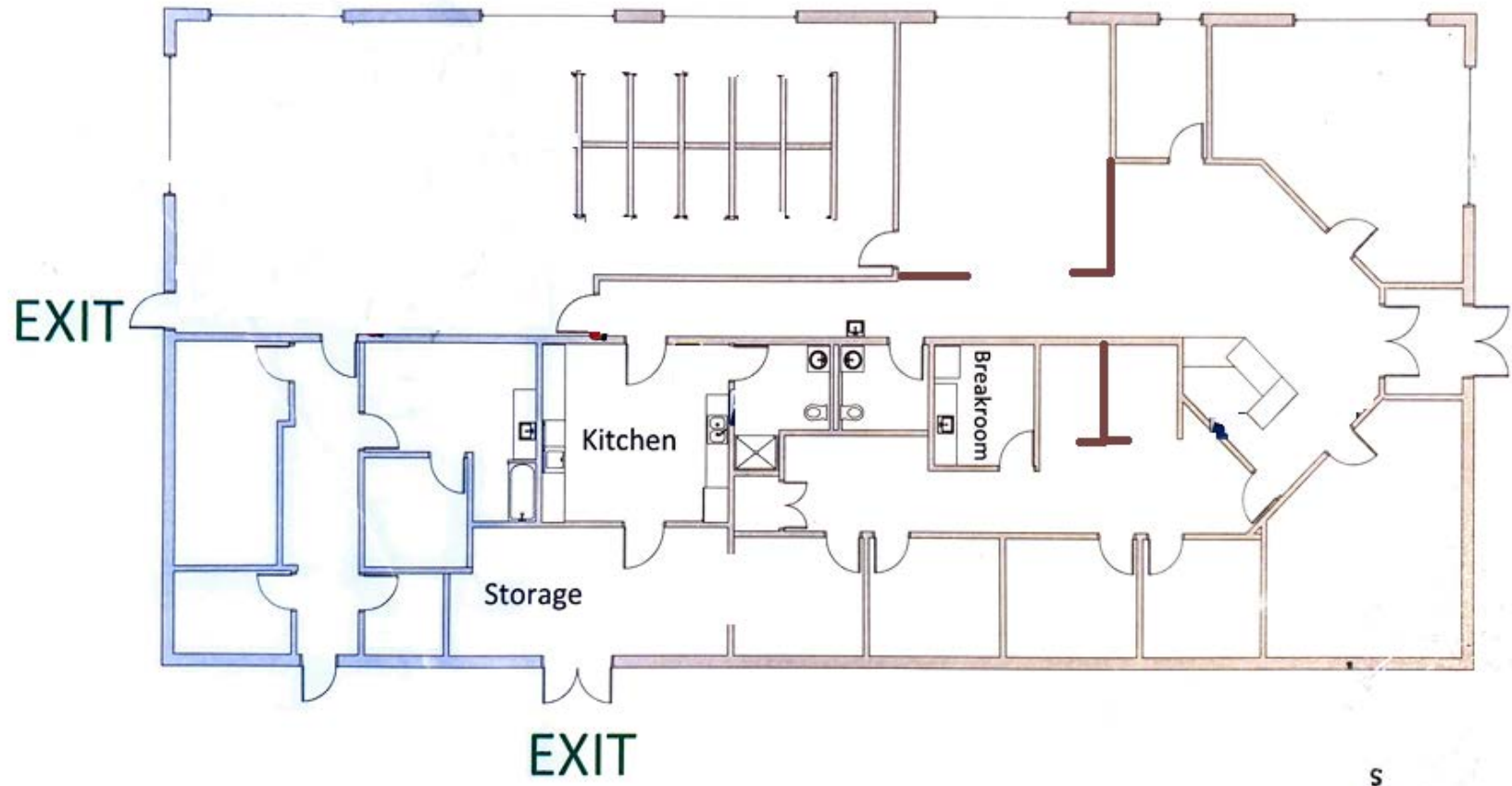
\$10,000.00/Month NNN
(Operating Expenses: \$1,650/mo)

Building Size	6,500/sf Office Building 5,400/sf (60'x90') Storage Building 1,200/sf (40'x30') Shed
Lot Size	10.32 Acres
Wright County	PID: 215-100-144200
Taxes	\$15,456.00
Zoned	233 Commercial
Tenant	Single
Year Built	2004 (Storage Building Built 2024)



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FLOOR PLAN



ROUGH DRAFT

4375 Hwy. 55 S.E., Buffalo, MN 55313



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INTERIOR - 6,500/sf Office Building



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INTERIOR - 6,500/sf Office Building



PROPERTY INFORMATION

6,500/sf Office Building

- * 7 Private Offices
- * 3 Large Offices
- * Conference Room
- * 2 Men/Women's Rooms (one with shower)
- * Laundry/Kitchen
- * Smaller Kitchen
- * Storage Room
- * IT Closet
- * Poured Concrete Foundation
- * Security System
- * Great Lighting
- * Well & Septic
- * Floor Drains in Shop
- * (2) 200 Amps

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5,400/sf Storage Building (60' x 90')



PROPERTY INFORMATION

5,400/sf (60' x 90') Storage Building

- * Infloor Heat
- * (5) 12' x 14' O.H. Drive in Doors (with openers)
- * Water
- * 18' Clear Height
- * Motion Sensor Lighting
- * 200 Amp Electric

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1,200/sf Shed (40' x 30')



PROPERTY INFORMATION

1,200/sf (40' x 30') Building

* (1) 10' x 10' O.H. Door (with opener)

* Heated Shed

* Bathroom

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