

White Bear Lake | MN 55110
1871-1873 Buerkle Road

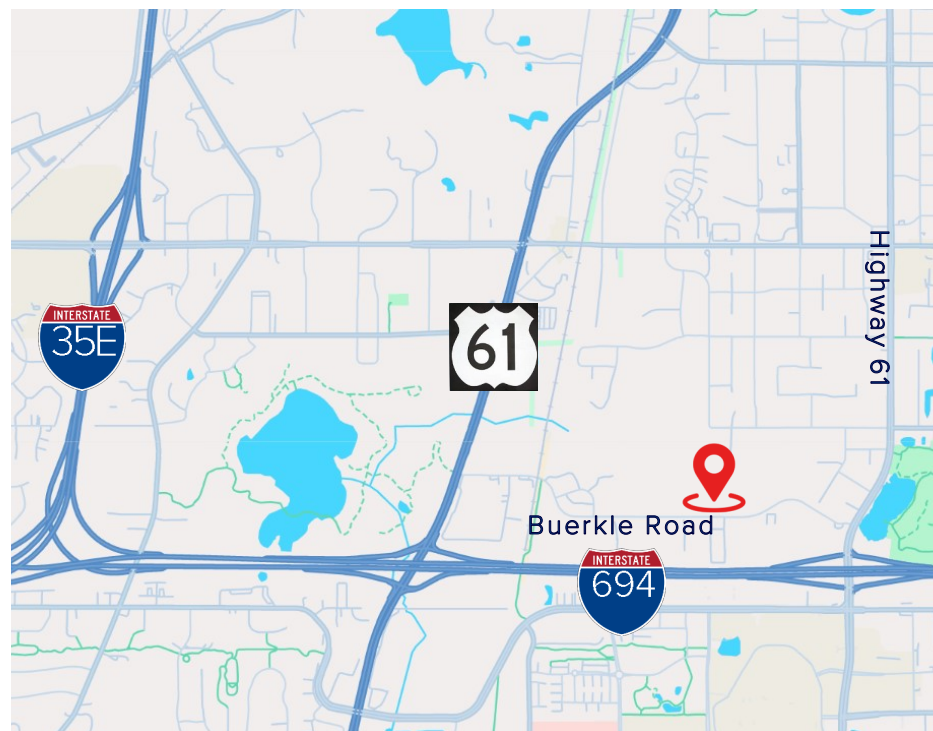


Sublease



PROPERTY HIGHLIGHTS

- 26,260 square foot, multi-tenant industrial building
- Built in 1993
- 16' clear height
- Drive-in loading
- Sprinkler system
- HVAC system-Roof top, forced air
- I-2 General Industry zoning
- Comcast
- Easy access to I-694 via Highway 61



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



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Sublease

SUBLEASE AVAILABLE

SUITE 1871-1883

5,684 total square feet

Approximately 800 square feet of office

2 drive-in access doors

\$6,874 per month

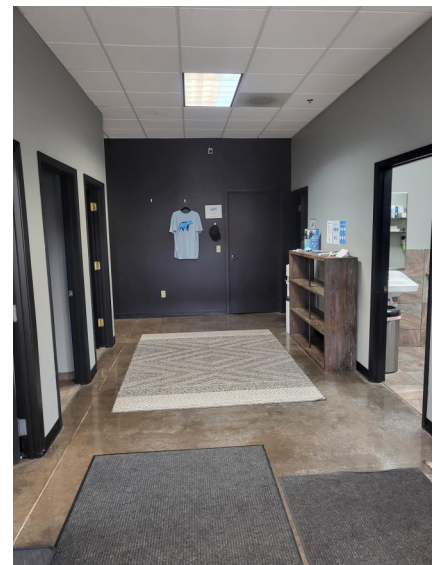
Sublease through 12/31/2025

NET LEASING RATES

\$8.61 Per Square Foot

2024 ESTIMATED TAX AND CAM

\$5.90 TOTAL PSF



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