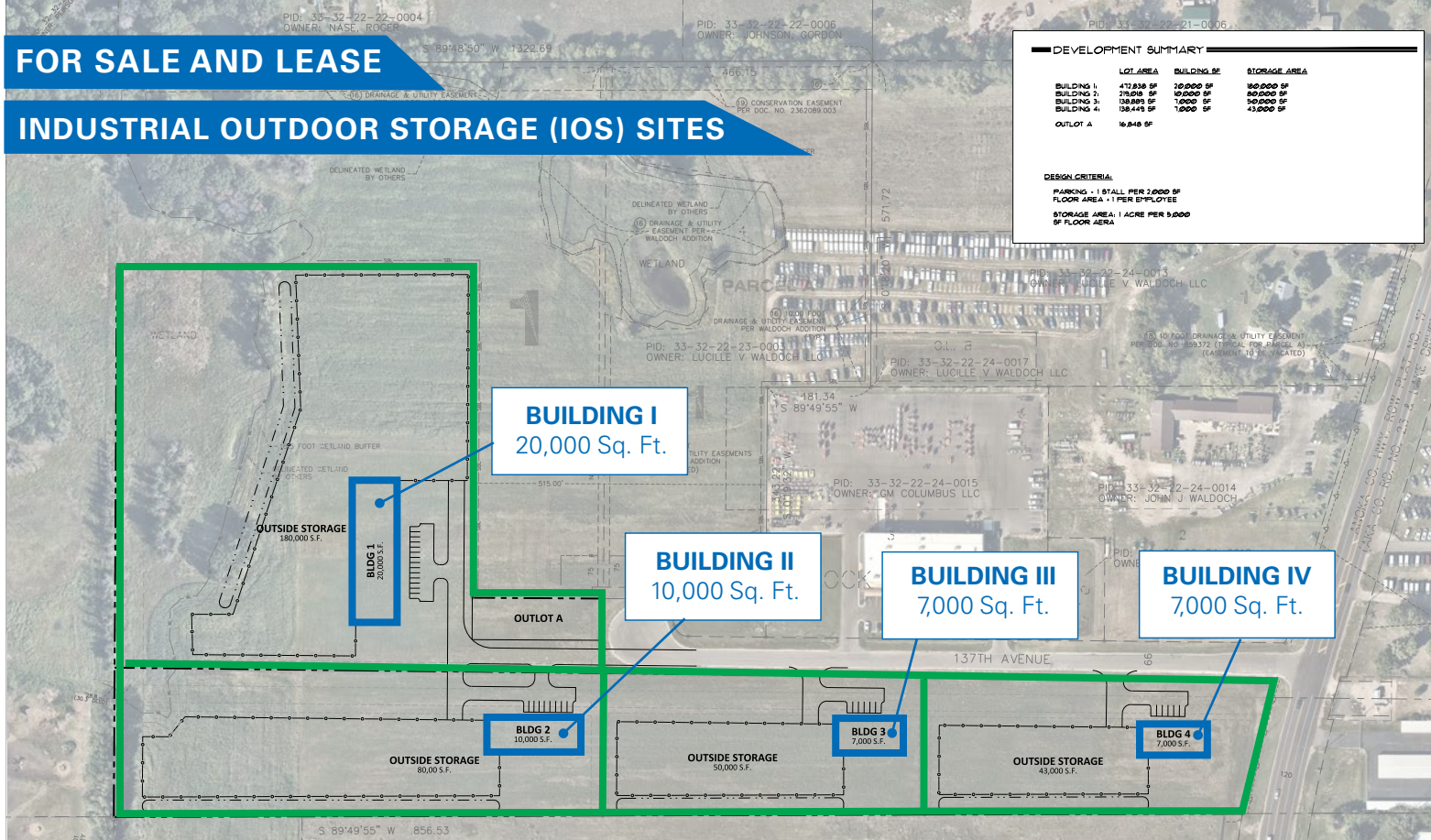


FOR SALE AND LEASE

INDUSTRIAL OUTDOOR STORAGE (IOS) SITES



Industrial Buildings with Outdoor Storage for Sale and Lease

XXX 137TH AVENUE
COLUMBUS, MN

Property Highlights:

- Convenient access to I-35W via Lake Drive
- Brand new construction
- Outdoor storage available

Building I:

20,000 Sq. Ft. on 10.85 Acres (472,838 Sq. Ft.)
4.13 Acres (180,000 Sq. Ft.) of Outdoor Storage
Sale Price: \$4,950,000
(Up to 80,000 Sq. Ft. Can be Built to Suit on this Site)

Building II:

10,000 Sq. Ft. on 5.03 Acres (219,018 Sq. Ft.)
1.84 Acres (80,000 Sq. Ft.) of Outdoor Storage
Sale Price: \$2,650,000

Building III:

7,000 Sq. Ft. on 3.18 Acres (138,889 Sq. Ft.)
1.15 Acres (50,000 Sq. Ft.) of Outdoor Storage
Sale Price: \$1,900,000

Building IV:

7,000 Sq. Ft. on 3.17 Acres (138,449 Sq. Ft.)
0.99 Acres (43,000 Sq. Ft.) of Outdoor Storage
Sale Price: \$1,975,000

Lease Rates:

\$7.50 Per Sq. Ft. NNN- Building
\$1.25 Per Sq. Ft. Gross - Outdoor Storage

For information, please contact:

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NEWMARK

CONCEPT SITE PLANS



Highlights:

- Buildings: 18' Clear
- 5,000 SF Bays
- 12' x 14' Drive-In Doors
- Class-5 Outside Storage Lots

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AERIAL MAP



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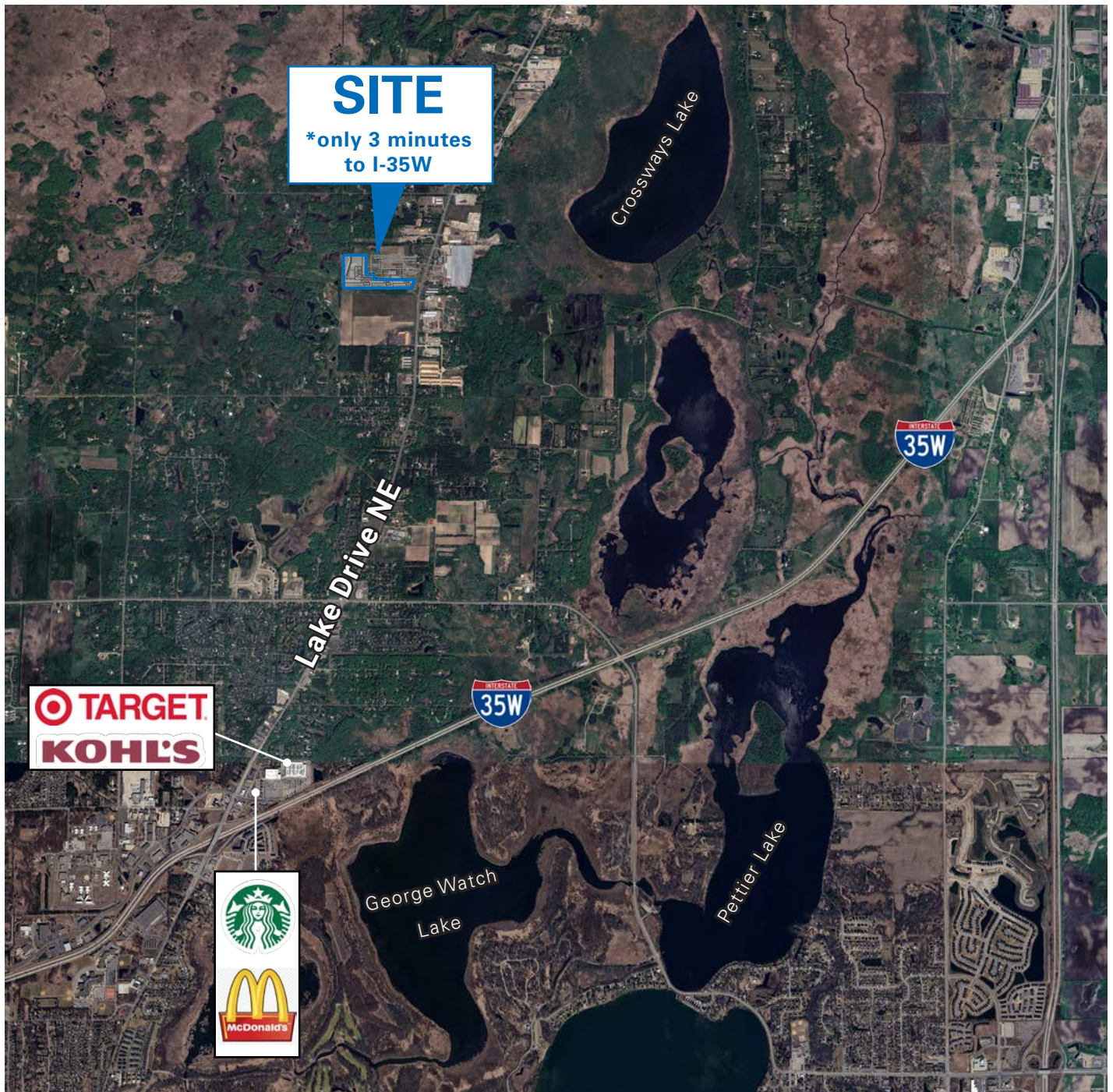
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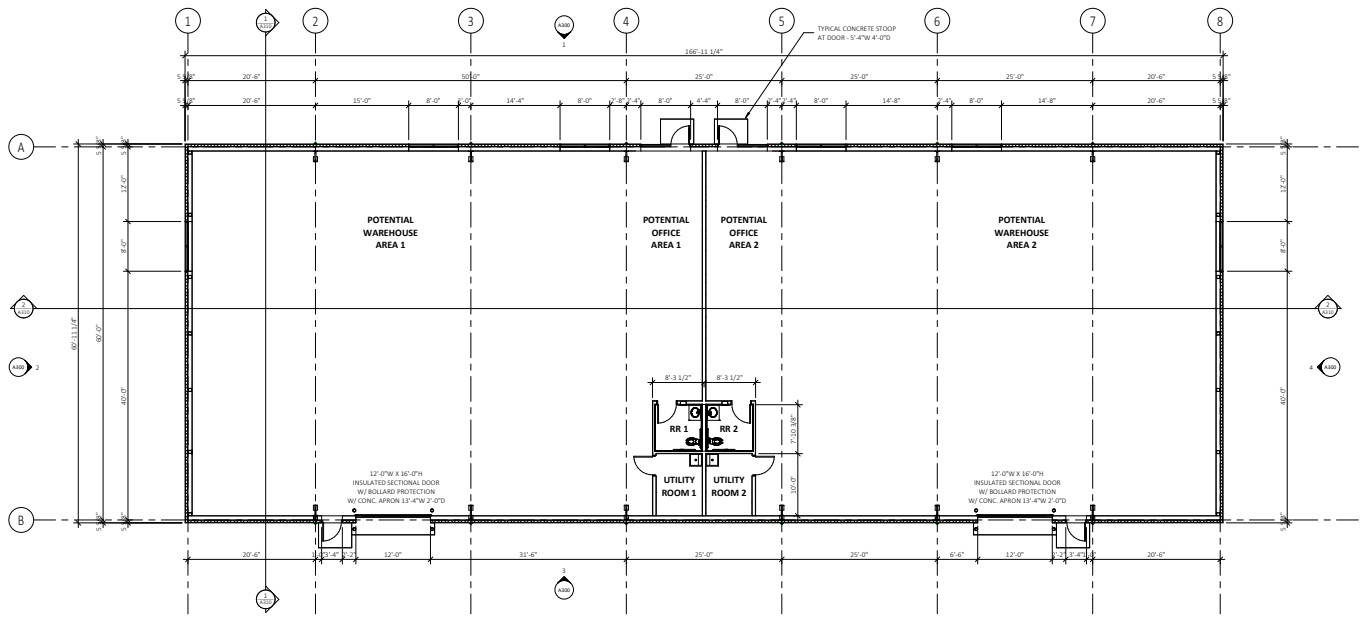
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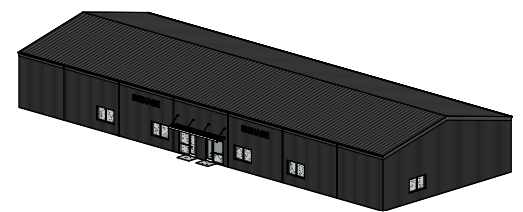
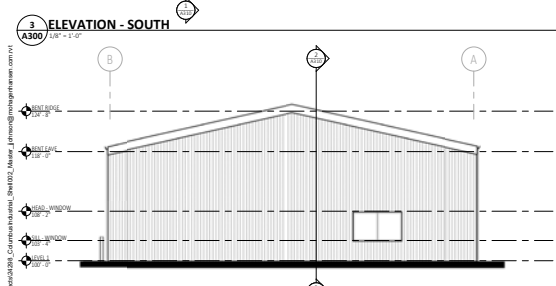
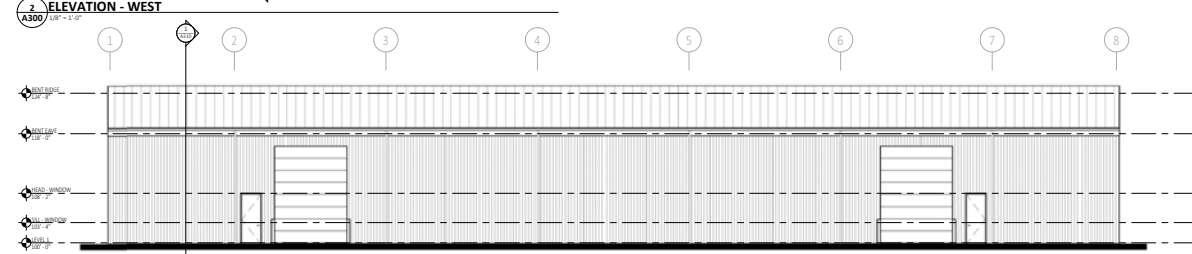
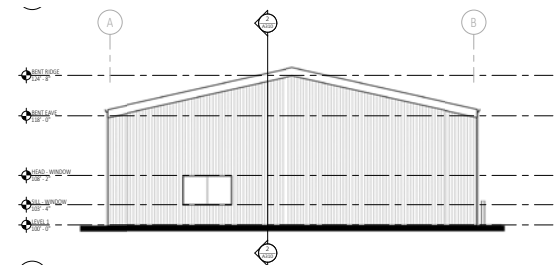
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CONCEPT PLAN - BUILDING II



ELEVATION PLAN - BUILDING II



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