

# 459 Dual Blvd Isanti, MN



- 6250 SF for Lease
- Built in 1994
- Insulated Steel Wall
- Steel Roof
- 16 ft Ceiling Height 15+ ft Clean Height
- 600 AMPS 208/480 volts power
- 12 Dedicated parking spaces in a shared lot

- 2 Drive-in Doors
  - 1 10ft
  - 1 14ft
- New Roof
- New HVAC
- All new LED lighting
- Lease Rate: \$10-14psf
- CAM & Tax Rate: TBD

Contact:

**Matt Anderson** COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

#### Contact:

#### Nik Anderson **COMMERCIAL AGENT**

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#### **Local Retail**



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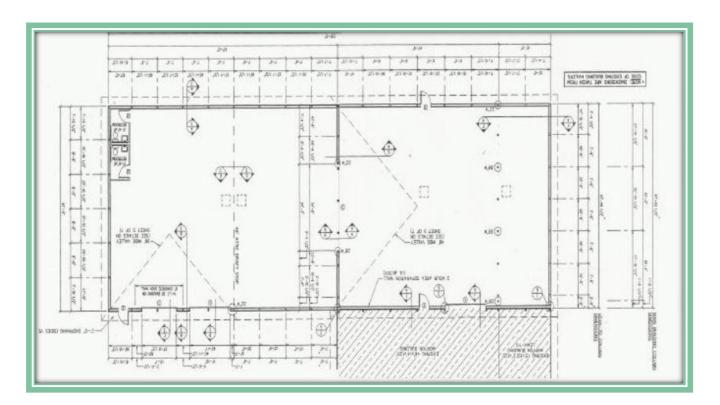




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## **Floor Plans**



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# **Interior Photos**









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#### RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST www.ricpproperty.com

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<b>DEMOGRAPHICS</b>	3 MILES	5 MILES	10 MILES
POPULATION	9,006	17,866	50,201
Median HH Income	\$73,693	\$73,272	\$76,534

### **TRAFFIC COUNTS**

HWY 65 AT COUNTY RD 5 18,900 CARS PER DAY **COUNTY RD 5 AT DUAL BLVD** 1050-1550 CARS PER DAY HWY 65 AT CAJIMA 18,900 CARS PER DAY

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