

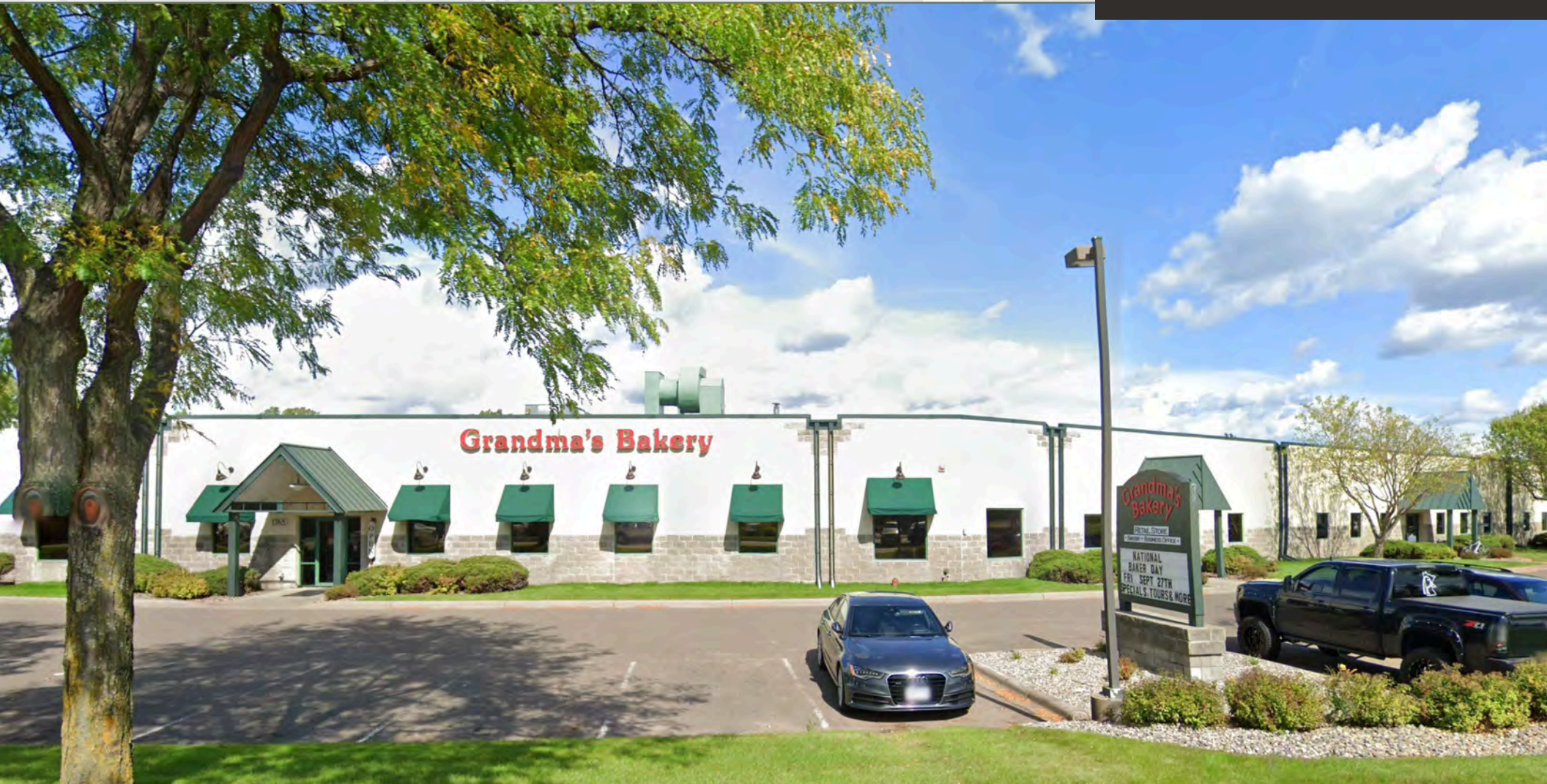
# Single or Multi-Tenant Office/Warehouse *For Sale or Lease Opportunity*

1765-1775 BUERKLE ROAD | WHITE BEAR LAKE, MN

3,770 to 22,025 SF Available

Easy Access to I-694

New Roof in 2019



## Cetra Partners

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## LOCATION

1765-1775 Buerkle Road  
White Bear Lake, MN

## BUILDING SIZE

Approx. 4,478 SF - Office  
Approx. 17,547 SF - Warehouse  
**Approx. 22,025 SF - Total**

## SITE SIZE

1.87 Acres

## AVAILABLE SPACE

### Full Building

Approx. 4,478 SF - Office  
Approx. 17,547 SF - Warehouse  
**Approx. 22,025 SF - Total**  
One (1) Dock Door  
Two (2) Drive-In Doors

## DIVISIBLE TO

BTS - Office  
Approx. 3,770 SF - Warehouse  
**Approx. 3,770 SF - Total**  
One (1) Drive-In Door

## LEASE RATES

\$9.00 to \$11.00 PSF

## 2026 EST. CAM/TAX

\$4.82 PSF

## SALE PRICE

\$3,150,000

## 2026 EST. RE TAXES

\$71,478.00



## Property Highlights

- Ramsey County PID: **34-30-22-42-00-07**
- Ability to add more loading doors
- New roof in 2019
- Easy access to I-694 via Highway 61 or White Bear Avenue
- Located near many retail shops, hotels and restaurants
- 100% climate-controlled
- 67 parking stalls
- Built in 1992
- 16' clear height
- Floor drains

# Single or Multi-Tenant Office/Warehouse For Sale or Lease Opportunity

1765-1775 BUERKLE ROAD | WHITE BEAR LAKE, MN

Floor Plan -  
3,770 to 22,025 SF  
Available

Full Building Plan  
22,025 SF Total

