



Bandel Heights Business Center

6301 Bandel Road NW STE 201, Rochester, MN, 55901



Lease Rate	\$11 PSF
CAM/ReTax	\$4.22
Building Size	82,755 SF
Zoning	LI Light Industrial
Office Space	6,300 SF
Warehouse Space	8,859 SF

- Convenient access to Hwy 52, 65th St, and 55th St
- Highway 52 signage potential
- Excellent visibility and accessibility on Bandel Road
- Established business center with a strong tenant mix



Bandel Heights Business Center

6301 Bandel Road NW, STE 301, Rochester, MN, 55901



Lease Rate	\$11 PSF
CAM/ReTax	\$4.22
Building Size	82,755 SF
Zoning	LI Light Industrial
Suite 301	4,518 SF

- Convenient access to Hwy 52, 65th St, and 55th St
- Highway 52 signage potential
- Excellent visibility and accessibility on Bandel Road
- Established business center with a strong tenant mix

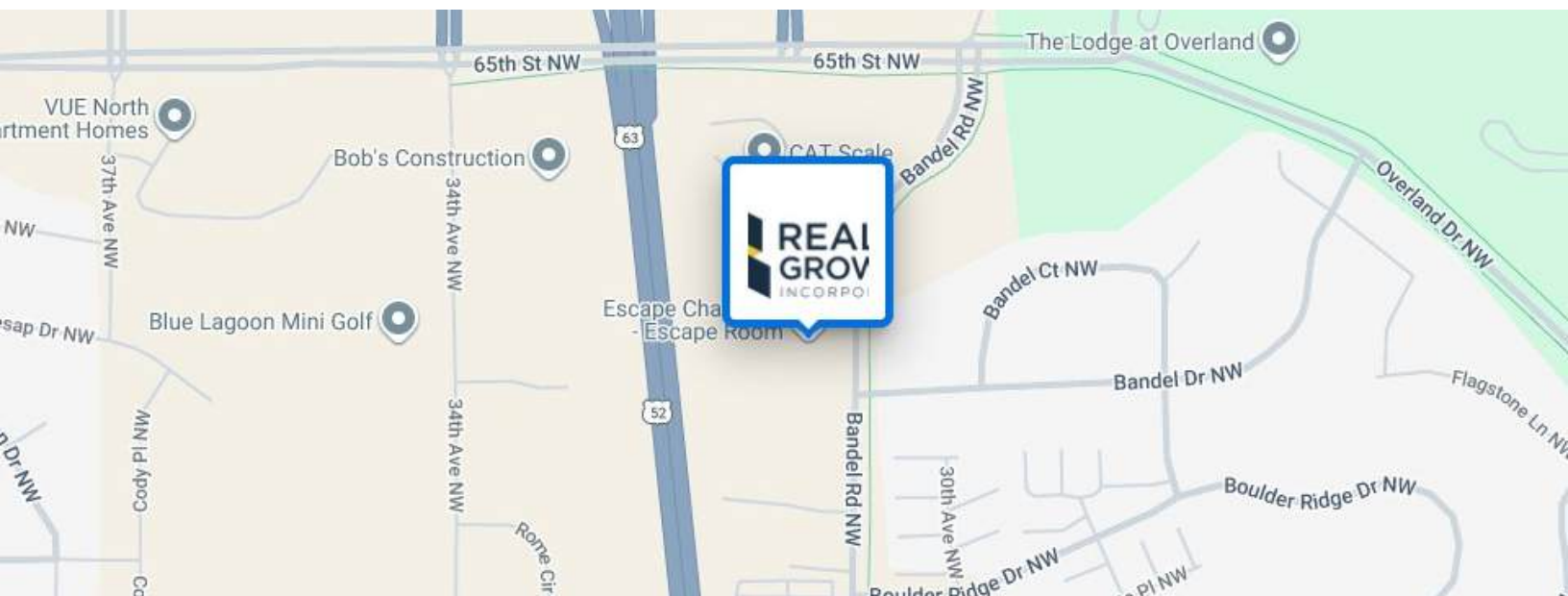
Bandel Heights Business Center

6301 Bandel Road NW , Rochester, MN 55901



Two commercial spaces are now available at Bandel Heights Business Center, offering excellent visibility on Bandel Road with convenient access to Hwy 52, 65th Street, and 55th Street. This prime location also offers the opportunity for signage along Hwy 52, giving your business maximum exposure. Join a strong tenant mix that includes KTTC TV, Burn Boot Camp, Johnson Controls, and Agiliti Health.

Lease Rate	\$11 PSF
CAM/ReTax	\$4.22
Building Size	82,755 SF
Zoning	LI Light Industrial
Suite 201	14,889 SF
Suite 301	4,518 SF



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