

## 1985 County Rd 90 Maple Plain



- Sublease Available for Immediate Occupancy
- 4000sf plus 1200sf of mezzanine available
- Brand Buildout – never used
- Outdoor Storage Available
- 2 – Oversized Drive-in Doors (16x14)
- 18-20ft Clear Height
- Lease Rate: \$13.50 NNN
- CAM & Tax Rate: \$3.50sf



Contact:

**Nik Anderson**  
COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

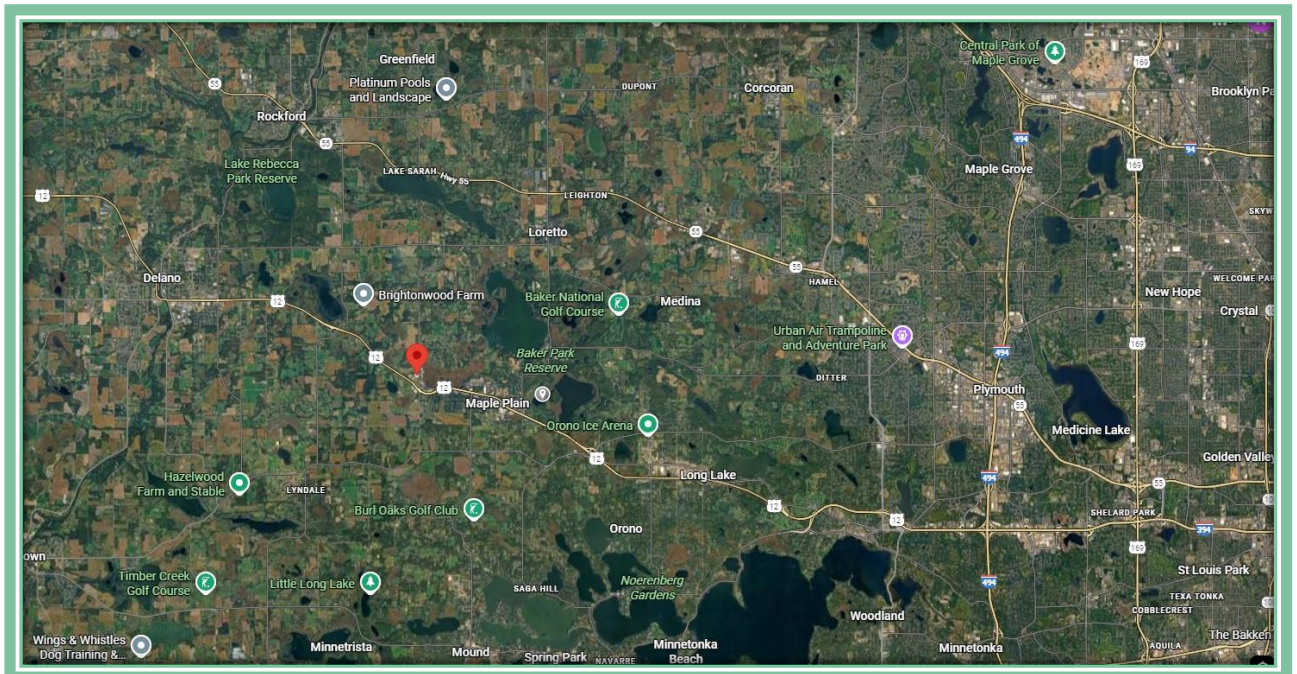
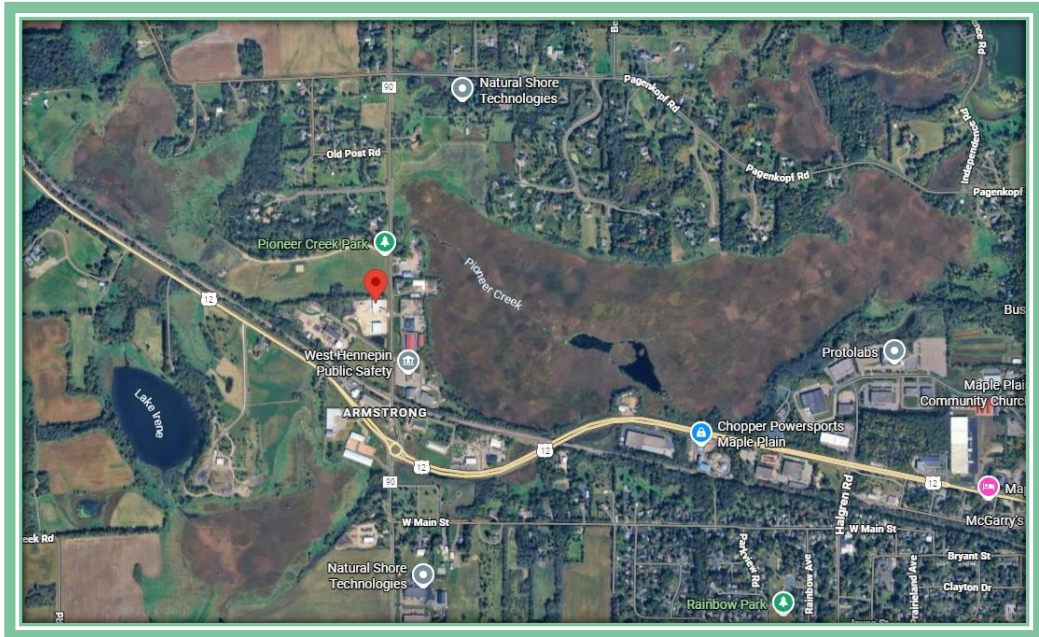
**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

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## Aerial Maps



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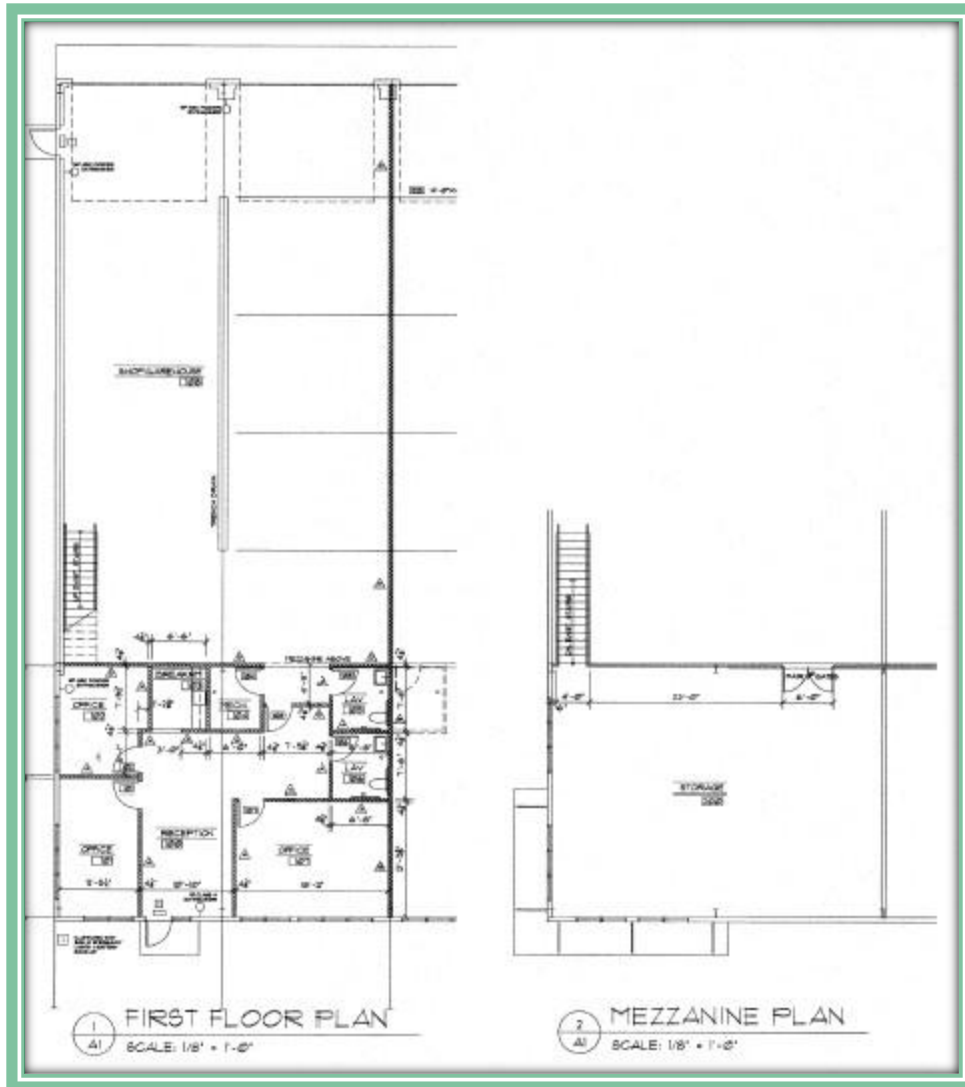
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## Floor Plans



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## Interior Photos



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**DEMOGRAPHICS**

	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	<b>2,870</b>	<b>6,912</b>
<b>MEDIAN HH INCOME</b>	<b>\$102,060</b>	<b>\$109,438</b>

**TRAFFIC COUNTS**

<b>CO RD 90 AT BABCOCK BLVD</b>	<b>1473 CARS PER DAY</b>
<b>CO RD 90 AT VIKING LN</b>	<b>1150 CARS PER DAY</b>
<b>BABCOCK BLVD AT VALLY RD</b>	<b>16,900 CARS PER DAY</b>

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