



INDUSTRIAL FOR LEASE!



LAKE DRIVE INDUSTRIAL

6943 Lake Drive, Lino Lakes, MN 55014

5,000 SF

**EXCELLENT FOR
WAREHOUSE OR
SERVICE NEEDS**

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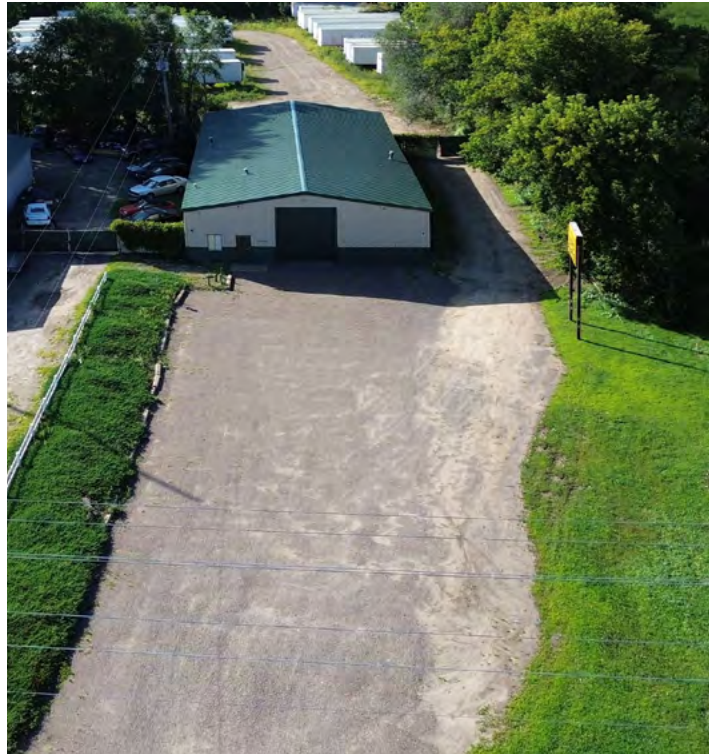
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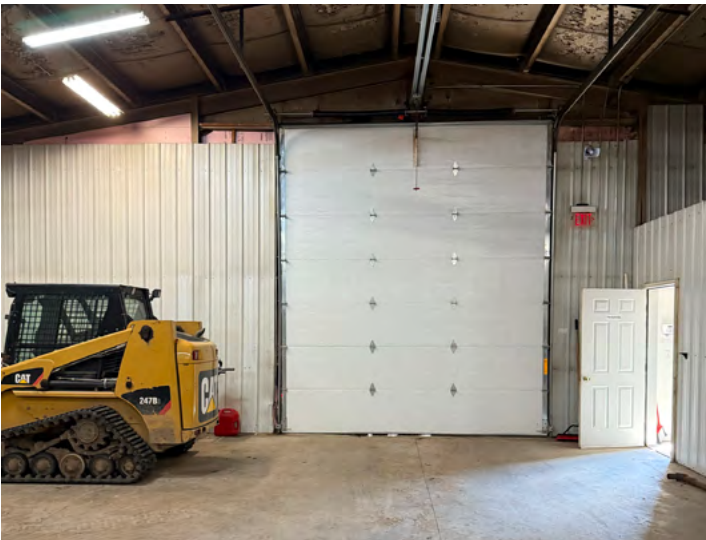
Commercial Equities Group
— Investment Real Estate Services

SPACE INFO



6943 Building C: 5,000 SF

- Two 12x14' drive-ins with drive thru ability
- Up to 16' clear
- Small service office, restroom and heated shop with flammable waste traps
- Outdoor storage available



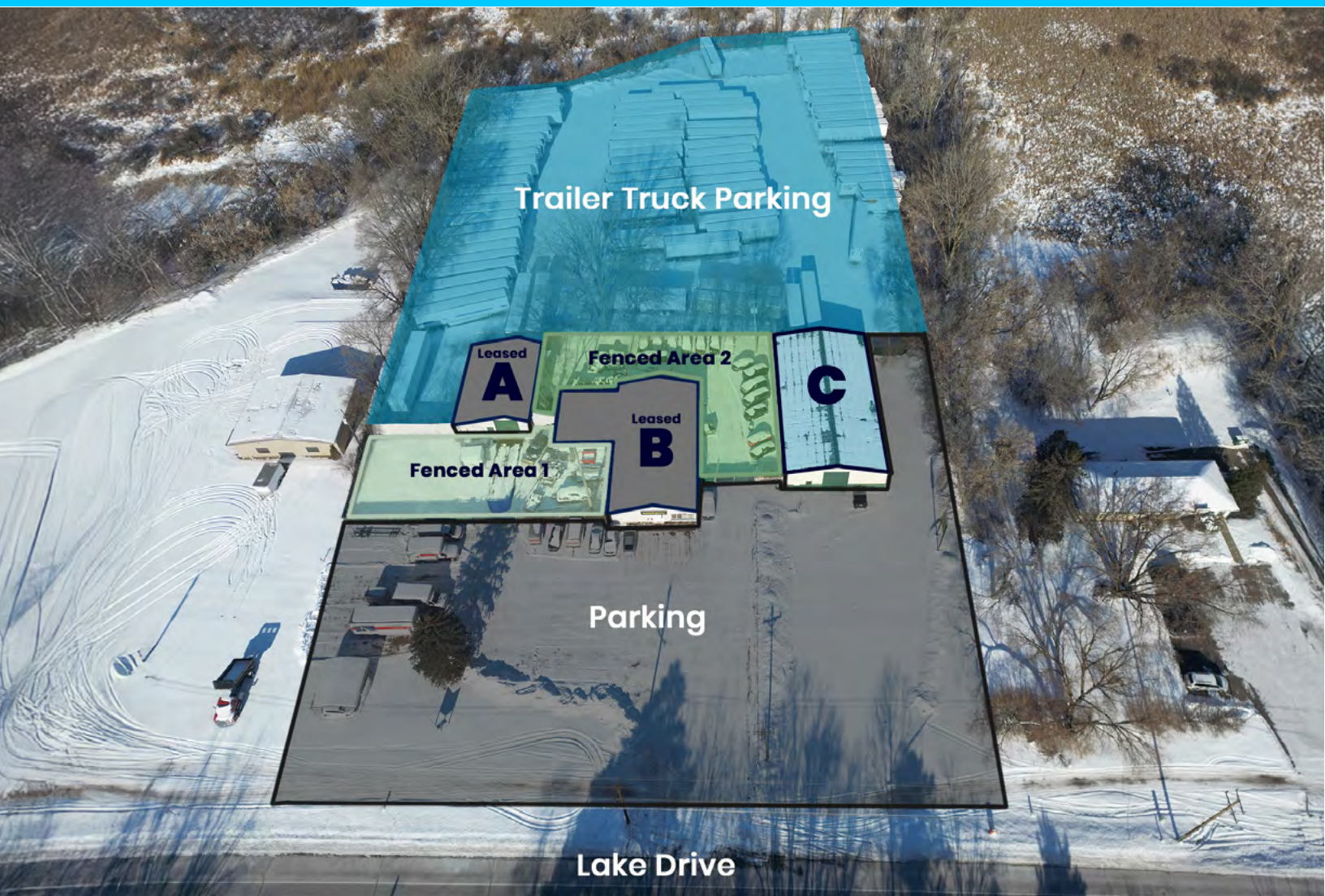
BASE RENT: \$10.00 PSF

EST. OPERATING EXPENSES: \$4.42 PSF

THE PROPERTY

Lake Drive Industrial offers general business zoning that permits industrial, service, and flex spaces in a very desirable location.

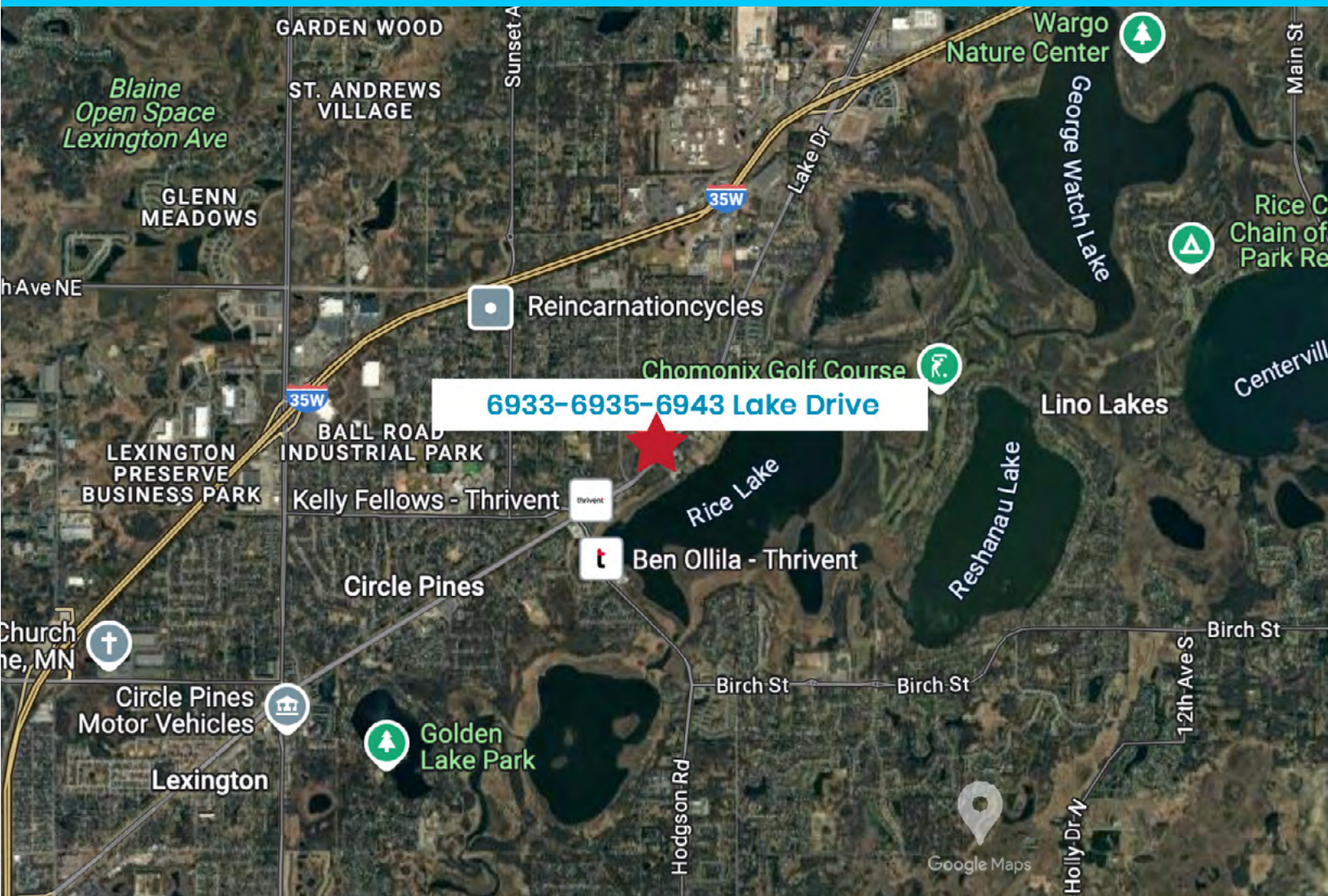
- Suitable for smaller-scale industrial, service, or mixed-use businesses
- Extra parking available in lot and fenced areas
- Outdoor storage options
- Trailer truck parking available
70 spots (\$75 per spot per month)
- Website: CEGspaces.com/lake-drive



THE LOCATION

Lino Lakes, in Anoka County, actively promotes and supports industrial businesses through economic development efforts, resources, logistics, and ventures.

- The city is part of the MN Technology Corridor along I-35 that has abundant fiber, water, and power access
- Home to diverse businesses including logistics, industrial labels, manufacturing, and general construction
- 20 miles from Minneapolis on I-35W



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