



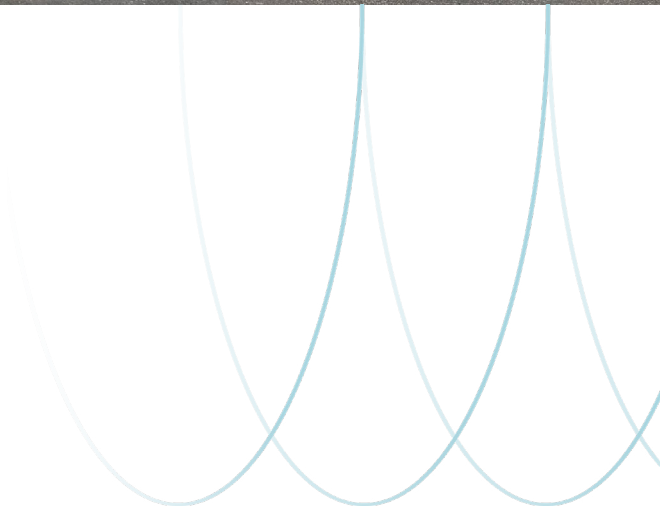
 **JLL** SEE A BRIGHTER WAY

For Sublease

Office/Warehouse with Outside Storage

12181 Margo Ave S, Hastings, MN

42,519 SF Available through 06/30/2030

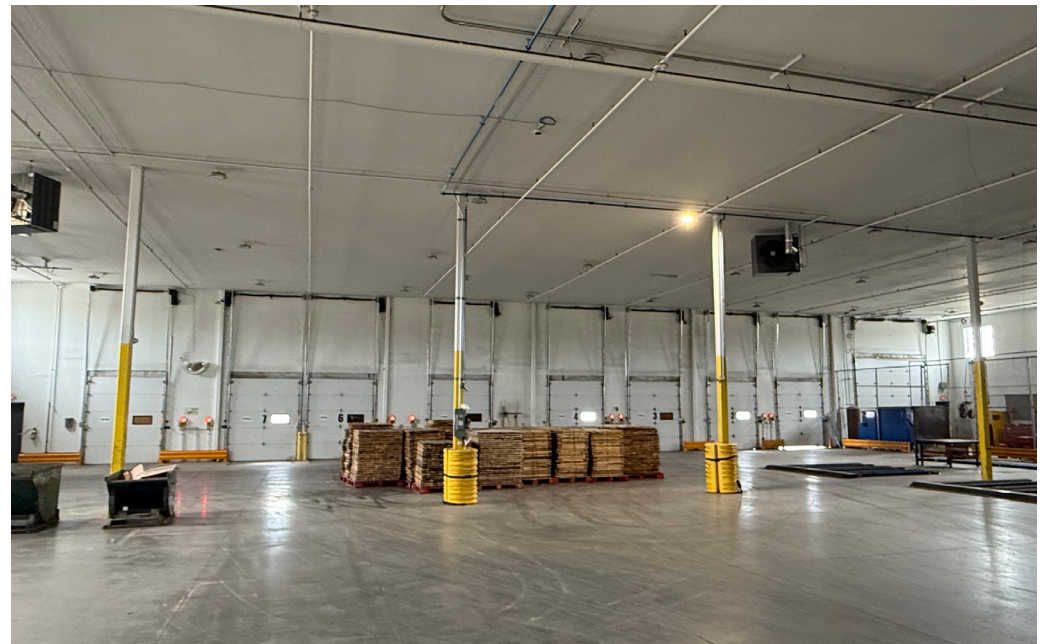


Building specifications

Property amenities

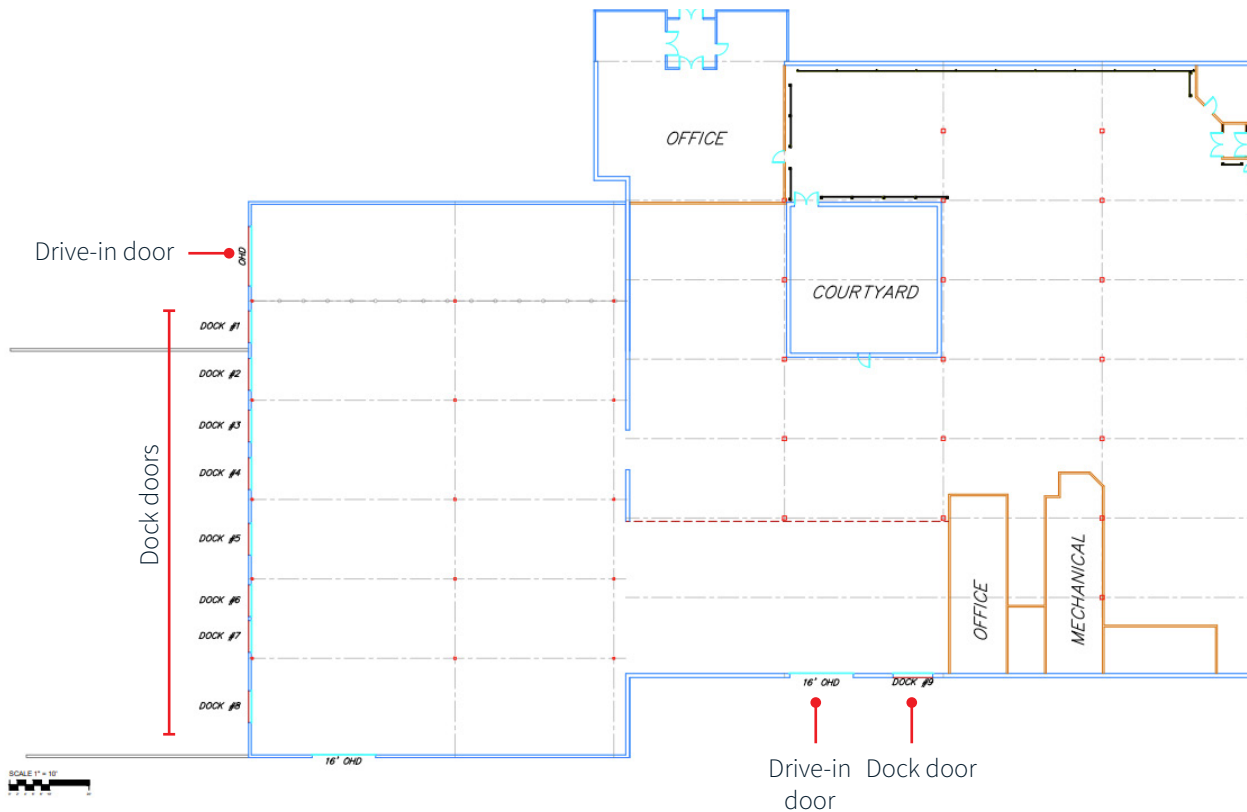
Executive suites with private bathroom, and shower, training room and conference room, heated, sidewalks, center courtyard, two break-rooms with kitchenettes and sinks

Building size	60,400 SF
Total SF available	42,519 SF
Office SF	6,983 SF (includes 2nd level office)
Warehouse SF	35,536 SF
Outside storage	90,000 SF/2.06 acres (approx.)
Year built	1999
Clear height	12' - Lower level warehouse 20' Main warehouse
Dock doors	Nine (9) dock doors (8' x 10' w levelers)
Drive-in door	Three (3) drive-in doors (14' x 16')
Column spacing	43' x 19'4"
Parking	Ample
Zoning	LI - Light industrial
Sublease rate	\$7.50 PSF Gross
Lease Expiration	06/30/2030

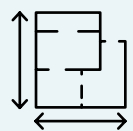


Floor plan

First floor



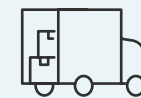
Second floor
(all office)



6,983 SF Office
35,536 SF Warehouse
42,519 SF Total



Nine (9) dock doors
(8' x 10' with leveler)



Three (3) drive-in doors
(14' x 16')

Property aerial



Building photos - warehouse



Building photos - office





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