

Towns Edge Business Center 2 Enterprise Ave NE; Isanti, MN 55040



- > 24,800 SF
- \geq Available Suites:

A2 – 3200 SF with approximately 1500sf on the mezzanine

- ▶Built In 2006
- Single Phase Power
- ➢ 40 Parking Spaces
- Efficient in-floor heat

- Flex space build out with 3 offices & bath
- Variety of shipping & prep rooms
- ➢ 10x10 walk-in cooler
- 1 12ft high drive-in overhead door
- 16ft ceiling height
 - > \$9.75 \$13/SF NNN Negotiable Terms
 - > 2023 CAM \$2.53
 - > 2023 Taxes: \$1.04sf

Contact: Matt Anderson **COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

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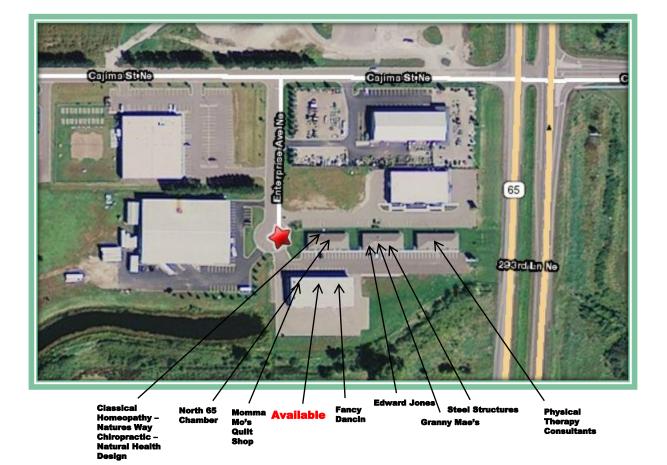




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Local Retail

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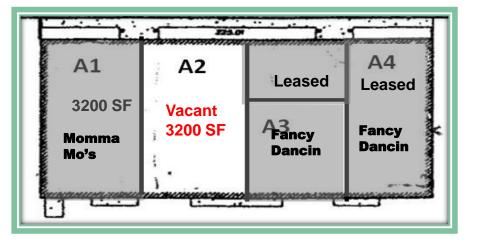


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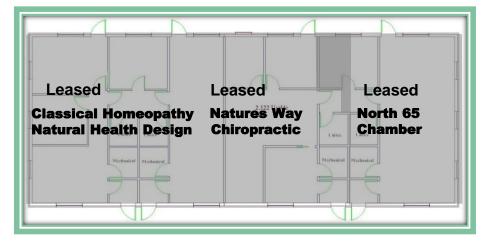
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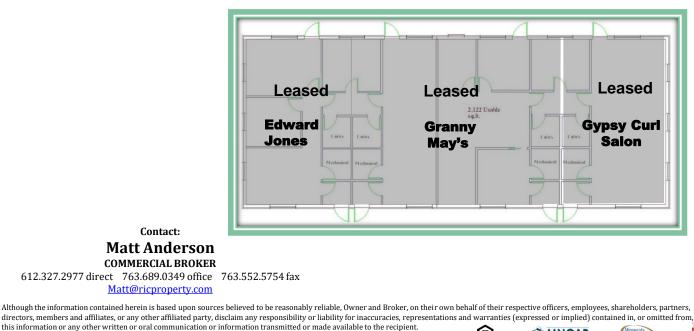
Floor Plans



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Minnesota REALTORS*



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Interior Photos Suite A2













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Demographics	3 MILES	5 Miles	10 MILES
POPULATION	9,006	17,866	50,201
MEDIAN HH INCOME	\$73,693	\$73,272	\$76,534

TRAFFIC COUNTS

Hwy 65 at County RD 5	18,900 CARS PER DAY
COUNTY RD 5 AT DUAL BLVD	1050-1550 CARS PER DAY
Нwy 65 ат Сајіма	18,900 CARS PER DAY

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