



## Warehouse Space for Lease

13640 Hwy 65, Bldg 2, Ham Lake, MN

### AVAILABLE SPACE

- Great location on Hwy 65
- 8,680 Total SF available
- Stand-alone building
- Front Office / Production area with A/C
- Warehouse / manufacturing area
- (3) Drive in doors
- 600 amps / 3-Phase Power
- Restroom in place

Available July 1, 2026

**8,680 SF For Lease**

Lease Rate: \$6.00 / SF Blended Rate  
CAM & Tax: \$4.06 / SF (Est 2026)

### FOR MORE INFORMATION, CONTACT

**Richard Lee**

612-718-9919

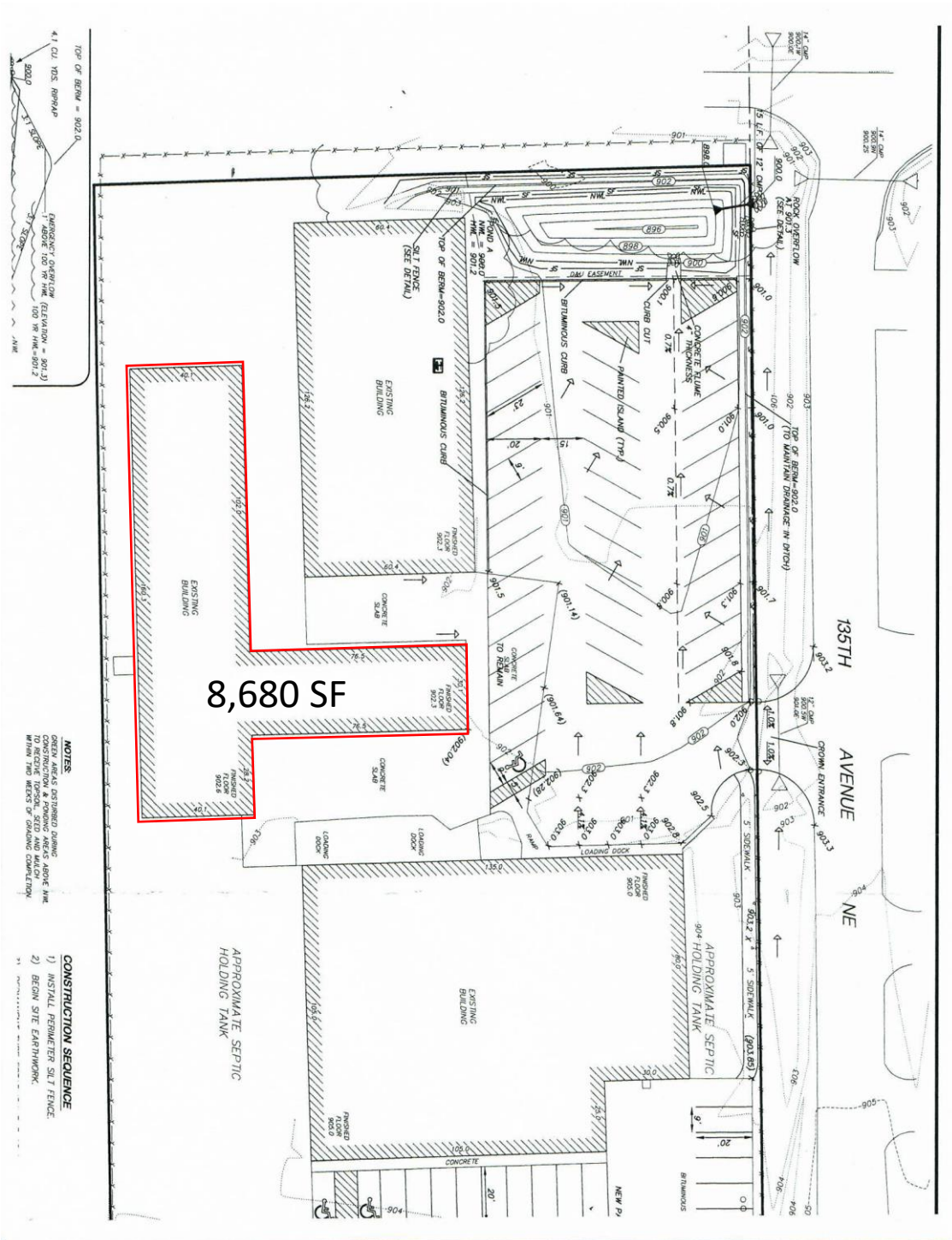
[richlee@premiercommercialproperties.com](mailto:richlee@premiercommercialproperties.com)



**CONTACT:** Richard Lee

**MOBILE:** 612-718-9919

**EMAIL:** richlee@premiercommercialproperties.com





**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE

**CONTACT:** Richard Lee

**MOBILE:** 612-718-9919

**EMAIL:** richlee@premiercommercialproperties.com

	Size	Rate PSF	Annual	Monthly
Building 2	8680	\$ 6.00	\$ 52,080.00	\$ 4,340.00
CAM / Tax		\$ 4.06	\$ 35,237.24	\$ 2,936.44
<b>Total</b>			<b>\$ 87,317.24</b>	<b>\$ 7,276.44</b>

