



3801

THURSTON AVE

ANOKA, MINNESOTA

58,458 SQ FT
FOR LEASE OR SALE

CBRE

PROPERTY DETAILS

OFFER For Sale or Lease		LEASE RATE \$12 PSF Office \$6 PSF Warehouse		PRICE Negotiable		TOTAL SIZE 58,458 Square Feet	
50,549 SF TOTAL							
WAREHOUSE SIZE 37,872 Square Feet		1ST LEVEL OFFICE 6,339 Square Feet		2ND LEVEL OFFICE 6,338 Square Feet		LOADING 4 dock doors <small>(all with levelers, ability to add more)</small> 2 drive-in doors <small>(14' x 12')</small>	
YEAR BUILT 2005		ZONING M-1 Light Industrial		CLEAR HEIGHT 24'		SPRINKLERS Fully Sprinklered	
PARKING 92 Stalls		POWER 1600A 480/208 V 3-Phase		LIGHTING LED		2025 TAXES \$2.36 PSF \$137,941.66	

IMMEDIATE AVAILABILITY

GREAT LOCATION WITH CORPORATE HEADQUARTER IMAGE

BRIGHT WAREHOUSE OR PRODUCTION SPACE WITH AMPLE GLASSLINES

ATTRACTIVE TWO STORY OFFICE OFFERING A COMBINATION OF PRIVATE OFFICES, LARGE WORKSTATION AREAS AND TRAINING ROOMS

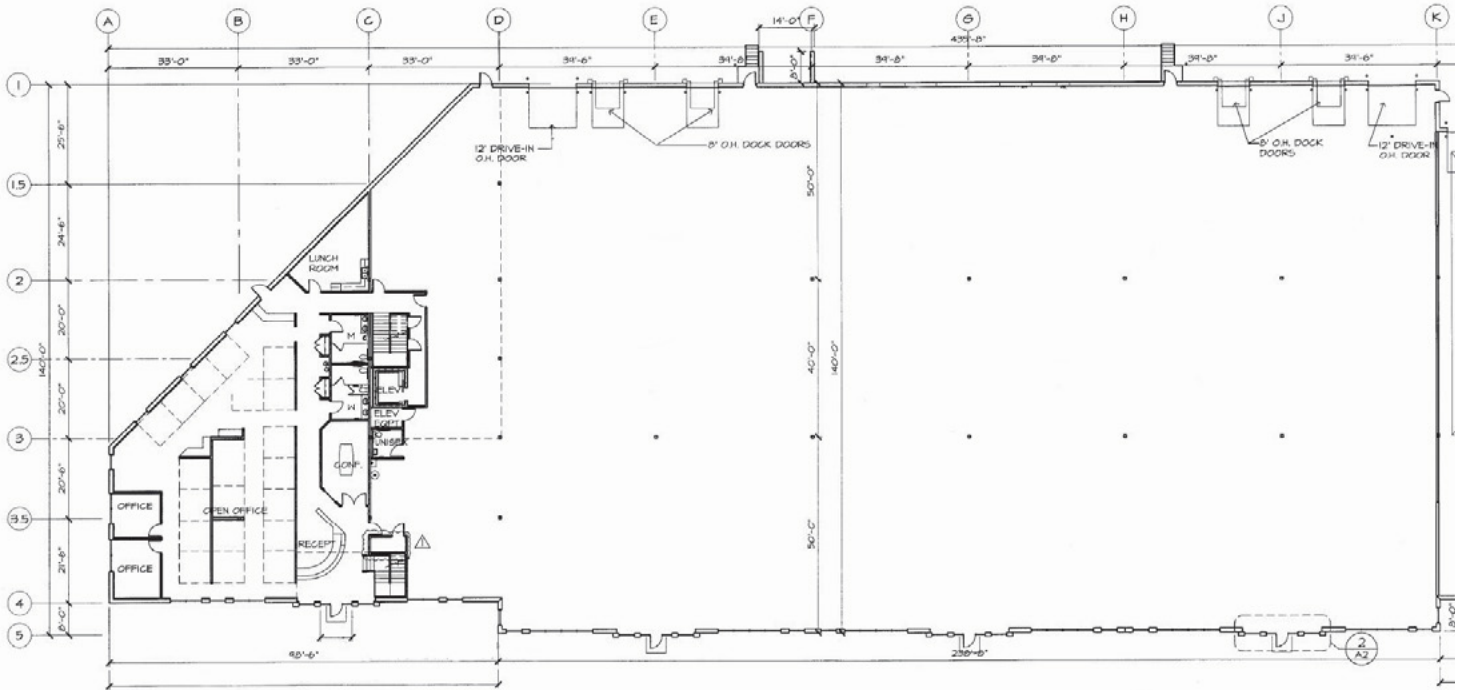
SPACE DIVISIBLE FROM 16,200 SF TO 50,549 SF

LOCALLY OWNED AND MANAGED

HIGHLIGHTS

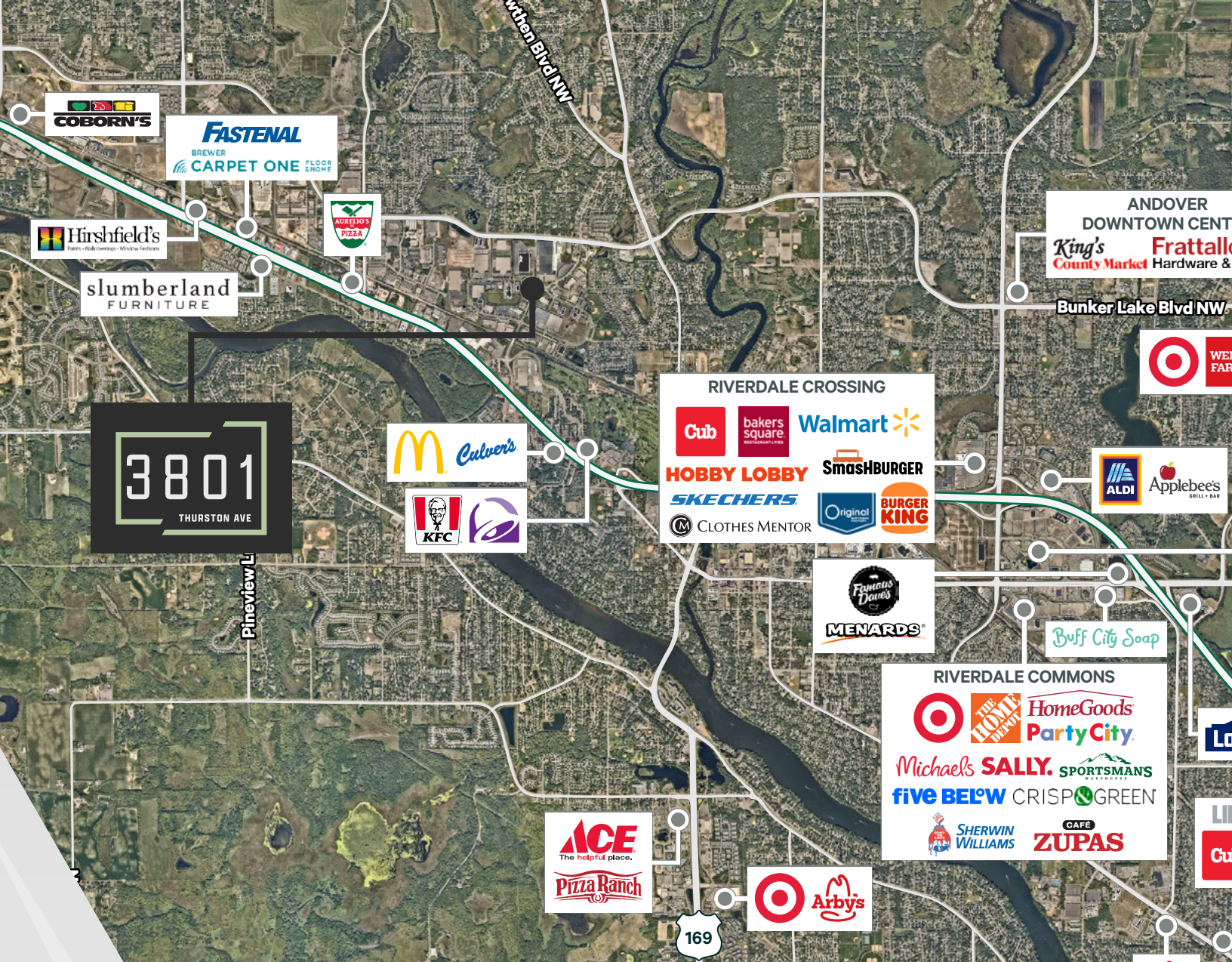


FLOOR PLAN



AERIAL VIEW





DRIVE TIMES

HWY 10

3 MINUTES

U.S. 169

6 MINUTES

CONVENIENT LOCATION

3801

THURSTON AVE

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