



3801

THURSTON AVE

ANOKA, MINNESOTA

58,458 SQ FT
FOR LEASE OR SALE

CBRE

PROPERTY DETAILS

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

IMMEDIATE AVAILABILITY

GREAT LOCATION WITH CORPORATE HEADQUARTER IMAGE

BRIGHT WAREHOUSE OR PRODUCTION SPACE WITH AMPLE GLASSLINES

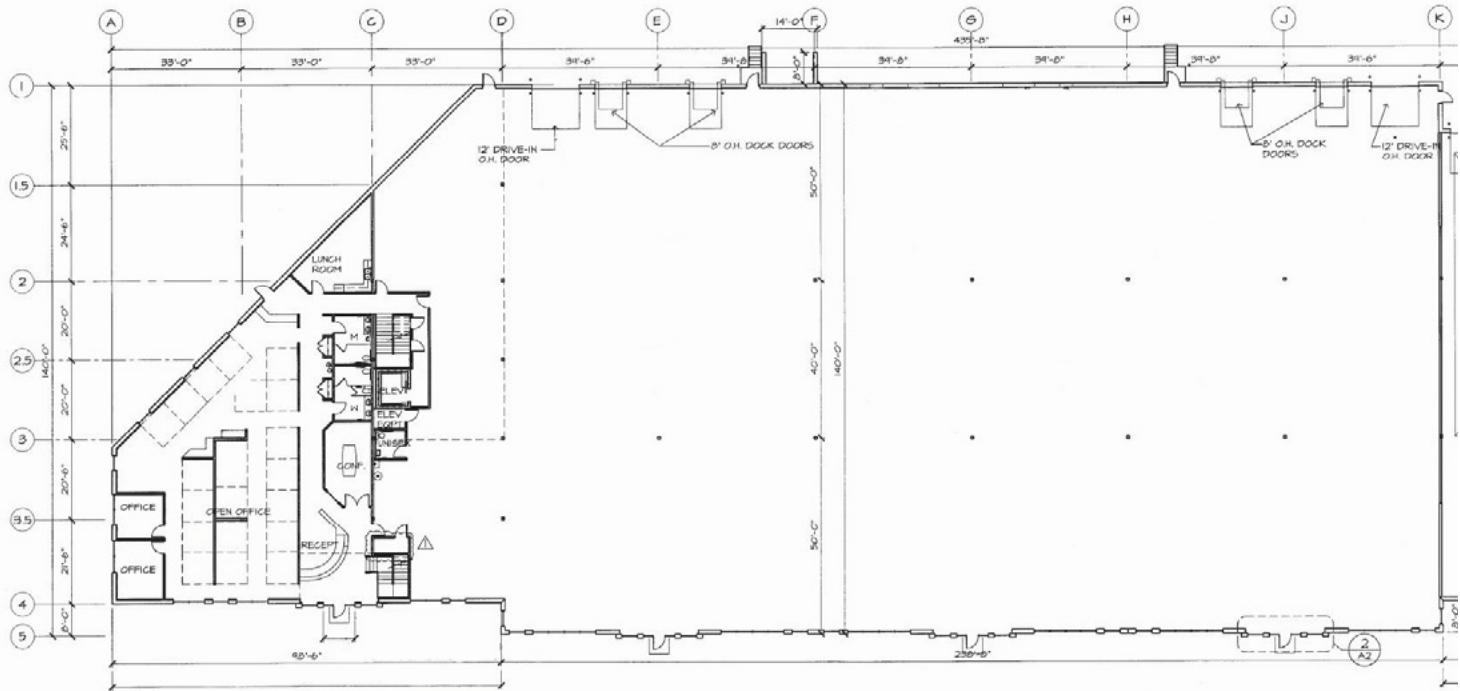
ATTRACTIVE TWO STORY OFFICE OFFERING A COMBINATION OF PRIVATE OFFICES, LARGE WORKSTATION AREAS AND TRAINING ROOMS

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

LOCALLY OWNED AND MANAGED

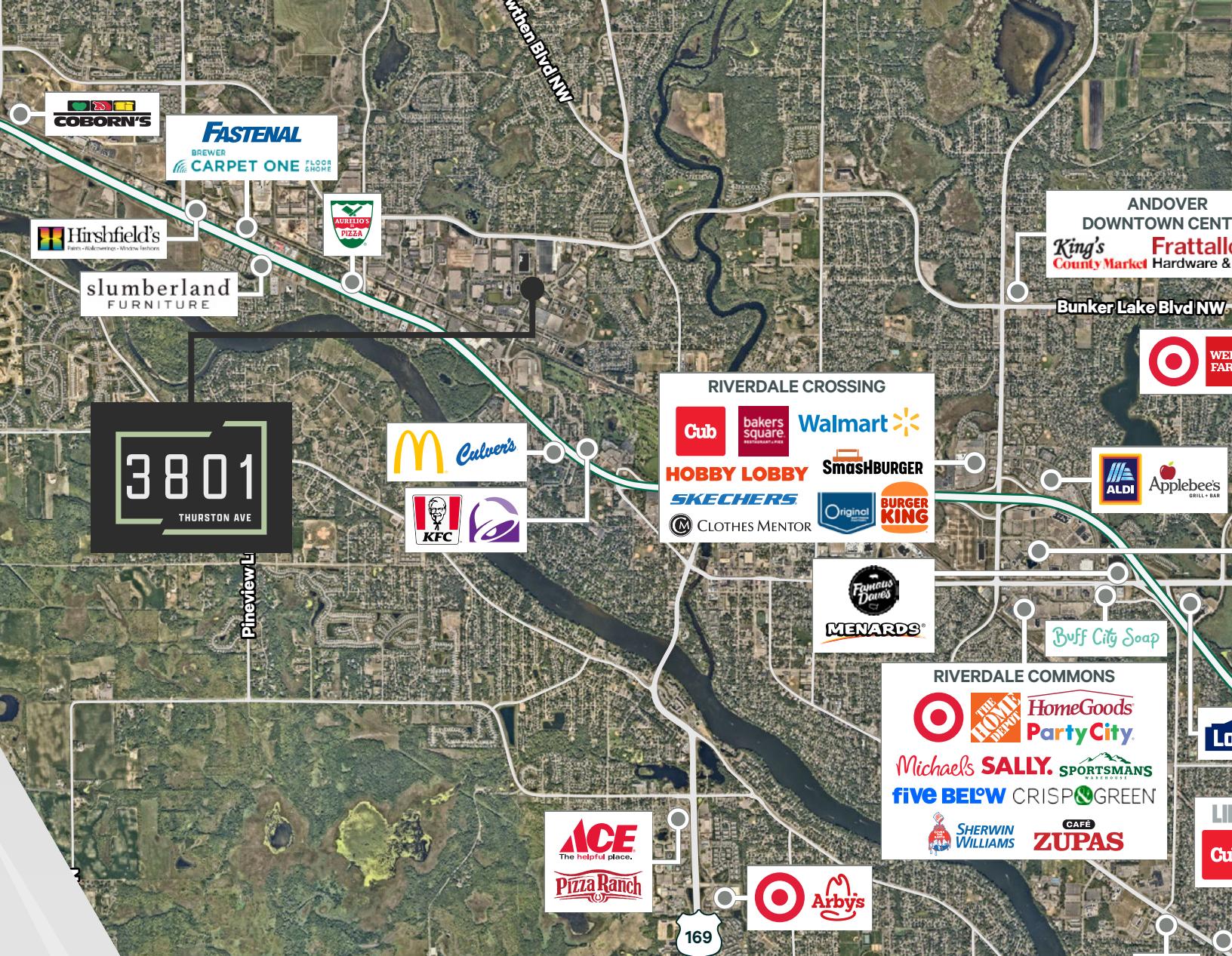
HIGHLIGHTS

FLOOR PLAN



AERIAL VIEW





DRIVE TIMES

HWY 10

3 MINUTES

U.S. 169

6 MINUTES

CONVENIENT LOCATION



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