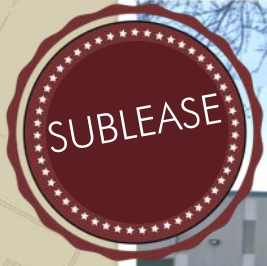


OFFICE WAREHOUSE SPACE

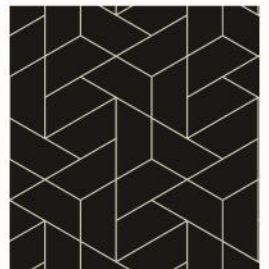
6270 CLAUDE WAY EAST, INVER GROVE HEIGHTS, MN

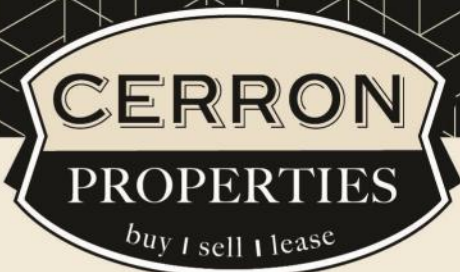


FOR SUBLEASE | OFFICE/WAREHOUSE SPACE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

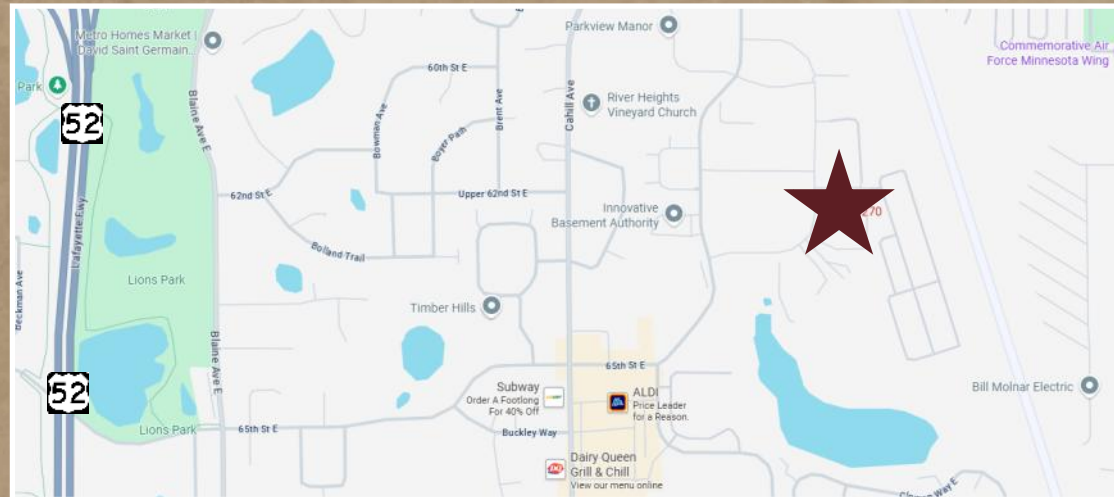
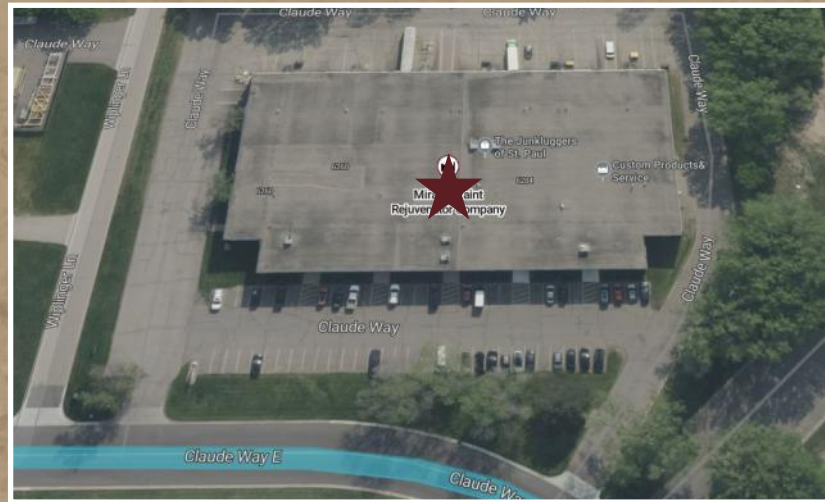
■ PROPERTY HIGHLIGHTS

- 60,280 SF Building
- Approx. 6,373 SF Sublease Available
 - *Approx. 1,510 office and
 - *Approx. 4,863 warehouse
- One Dock Door
- Clear Height 20'
- Power: 200 Amp/120/208 + 200 Amp/277/480
- Sprinklered
- Zoned Industrial
- Permitted Uses: office, whse, light manufacturing
- Lease Rate—\$4,400/month Net + CAM (\$3.37/SF or \$1,791.05/month) = \$6,191.05/month Total
- Sublease Term thru 6/30/2028

OFFICE WAREHOUSE SPACE

6270 CLAUDE WAY EAST, INVER GROVE HEIGHTS, MN

FOR SUBLEASE | OFFICE/WAREHOUSE SPACE



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

OFFICE WAREHOUSE SPACE

6270 CLAUDE WAY EAST, INVER GROVE HEIGHTS, MN



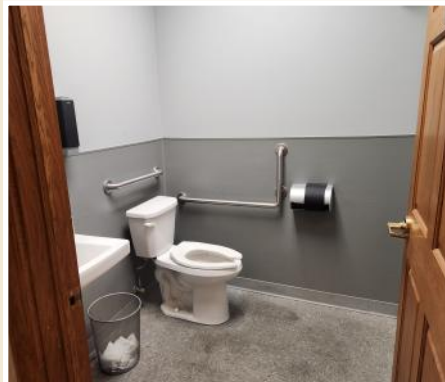
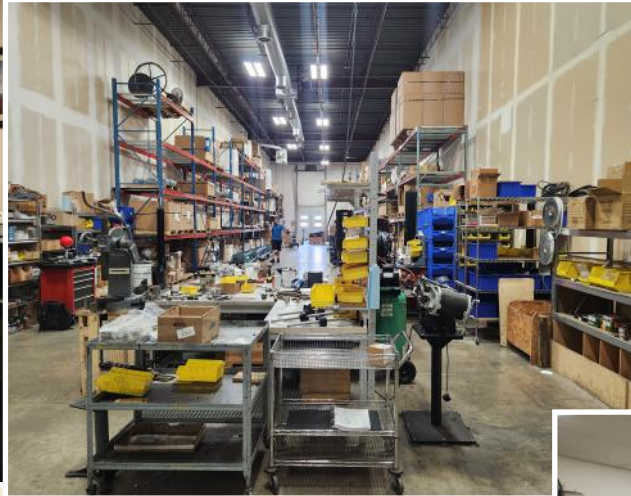
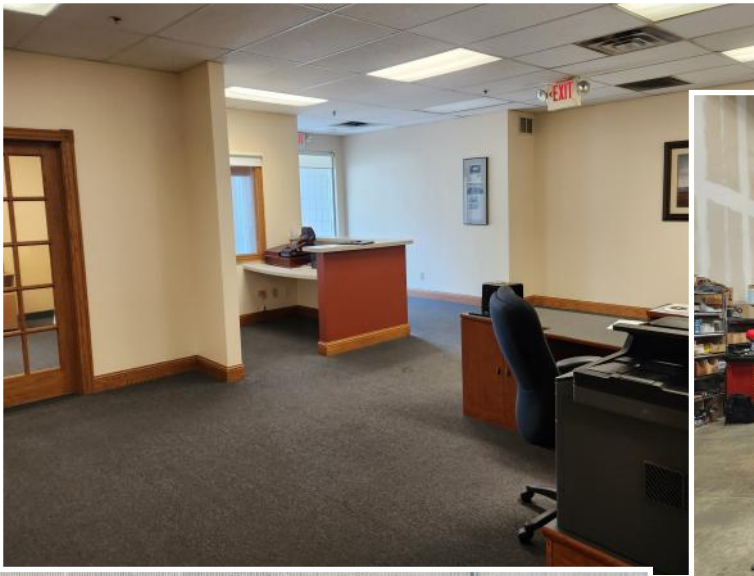
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF ACR. IT IS LOANED TO YOU AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

PHOTOS

OFFICE WAREHOUSE SPACE

6270 CLAUDE WAY EAST, INVER GROVE HEIGHTS, MN



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

let's get started!

Rocky Ranch | 952.583.6135 | rockyr@cerron.com

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



WWW.CERRON.COM