



### Building/Property Features

- Available September 1<sup>st</sup>
- 3,960 Total SF (641 SF Office/3,319 SF Warehouse)
- Base Rent = \$1,650
- 2009 est oper exp are \$2.86 SF (\$944 / mo)
- Total monthly is \$2,597 + utilities
- 14' Ceiling Height
- Dock w/ 8\*12 OH Door
- Close to 494 of Hwy 55
- Monitored Fire Sprinkler System
- 208 Volt – 200 Amp – 3 Phase

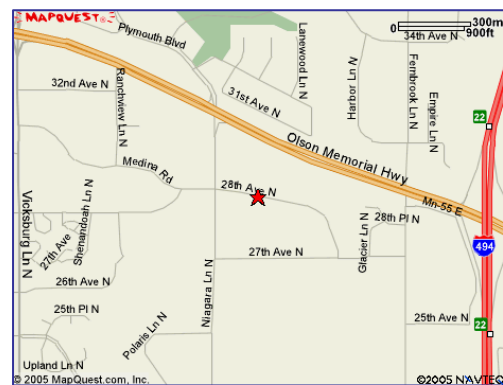
#### **Contact:**

**Justin Stueve**  
**Jason Van De Wiele**  
**Mark Steingas**

**763-230-7911**

**Available**

West on Highway 55 from 494, Left on Niagara Lane North, Turn Left on 28<sup>th</sup> Avenue North



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Floor Plan

