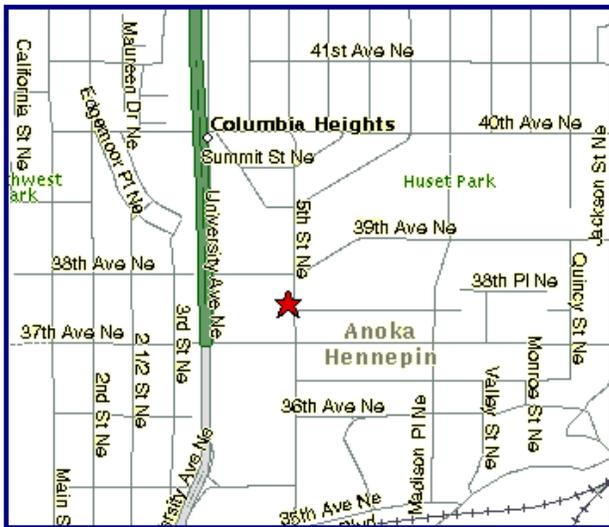


For Lease



**3800 5th St NE
Columbia Heights, MN**



Building/Property Features

- 59,943 square feet available
 - Office – 7,972 sf = (1,678) + (1,676) + (4,618)
 - Warehouse – 51,971 total sf =

WILL SPLIT EASILY

- Several cranes available, 20 Ton
- 30 foot clear height, heavy power
- Possible Yard Space Available
- Dock / Drive-ins
- Estimated Tax & Cam: \$ 1.92 / sf (includes heat)
- Lease Rates:
 - \$6.00 / sf office
 - \$3.00 / sf warehouse

**For more information, please contact
Mark Steingas, Tom Bissen or Jason
Van De Wiele.**

*Note: All information contained within this package and any additional information provided has been provided by sources that we deem reliable. While we have no reasonable doubt for the accuracy of the information within, we do not guarantee it.