



PREMIER
COMMERCIAL
PROPERTIES

For Sale: Industrial

1305 159th Ave NE, Ham Lake, MN 55304



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PROPERTY FEATURES:

- ◆ 6,000 TOTAL SF
- ◆ 13.61 TOTAL ACRES—APPROXIMATELY 3.7 ACRES USABLE
- ◆ 1,920 SF FRONT OFFICE AREA / DRIVER BREAK ROOM
- ◆ 4,080 SF WAREHOUSE / SHOP AREA
- ◆ 1 – 14' TALL DRIVE IN DOOR
- ◆ 2 — DOCK DOORS (1 WITH LEVELER)
- ◆ 15' CLEAR HEIGHT IN THE WAREHOUSE
- ◆ CURRENT USE VEHICLE STORAGE / MAINTENANCE FACILITY
- ◆ FENCED OUTSIDE STORAGE AREA—CLASS 5 & ASPHALT
- ◆ IP— INDUSTRIAL PARK ZONING
- ◆ PROPERTY TAXES: \$19,841.38 (2020)



PROPERTY DETAILS:

6,000 SF ON 13.61 ACRES

FOR SALE: \$1,100,000

FOR MORE INFORMATION, CONTACT

Rich Lee

763.862.2005

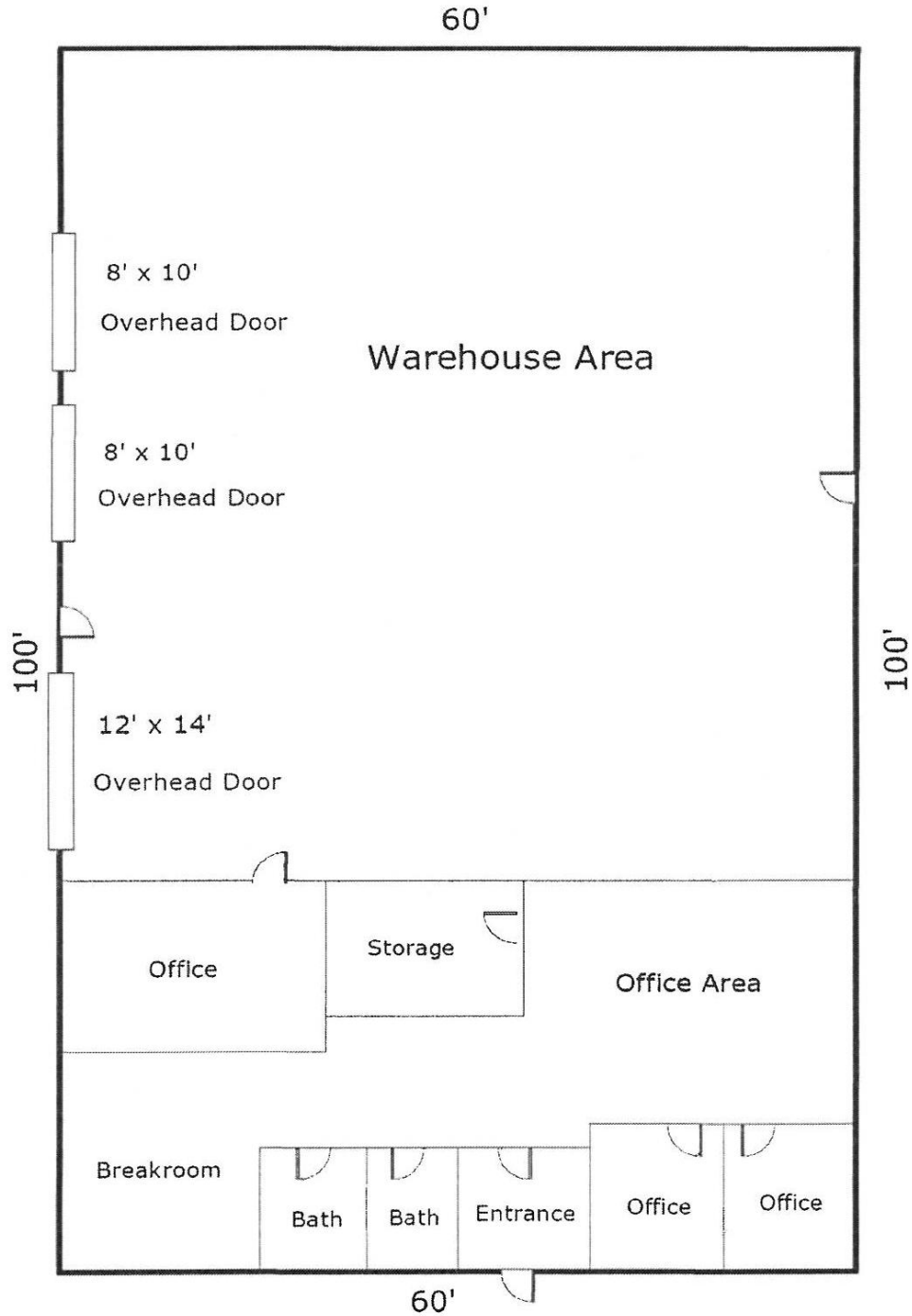
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OFFICE AREA	= 1,920 SQUARE FEET
WAREHOUSE AREA	= 4,080 SQUARE FEET
GROSS BUILDING AREA	= 6,000 SQUARE FEET



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2016 Wetland Delineation Report





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