



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE OR LEASE



Industrial For Sale / Lease

14203 Lincoln Street NE
Ham Lake, MN 55304

Property Details:

- Great location with headquarter image
- 56,427 Total SF
- 5.39 Acres
- Year Built – 2001 / Expansion – 2004
- 18' Clear Height
- Heavy Power and climate controlled
- Zoning: PUD with CD-2 as underlying use
- Abundant parking
- **Available December 1, 2024**



Sale Price: Negotiable

Property Tax: \$105,597.28 (\$1.87 SF)

FOR MORE INFORMATION

Richard Lee

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Disclaimer: All Measurements, dimensions and sizes are approximate



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Main Building:

- 54,267 SF
- Office – 4,600 SF
- Mezzanine 1,535 SF
- Warehouse – 48,132 SF
- 18' Clear Height
- 3 – Dock doors with levelers
- 3 – 14' x 14' Drive in doors
- 3 – 10' Drive in doors
- 1 ton & 2 ton crane
- Covered exterior storage

Main Building:

- (4) 1,200 amp 3 phase panels
- (4) 800 amp 3 phase panels
- 12 HVAC rooftop units (climate controlled)

Cold Storage:

- 2,160 SF (72' x 30')
- 2 – Drive in doors

Lease Rates:

Office – \$12.00 per SF NNN

Warehouse – \$6.00 per SF NNN



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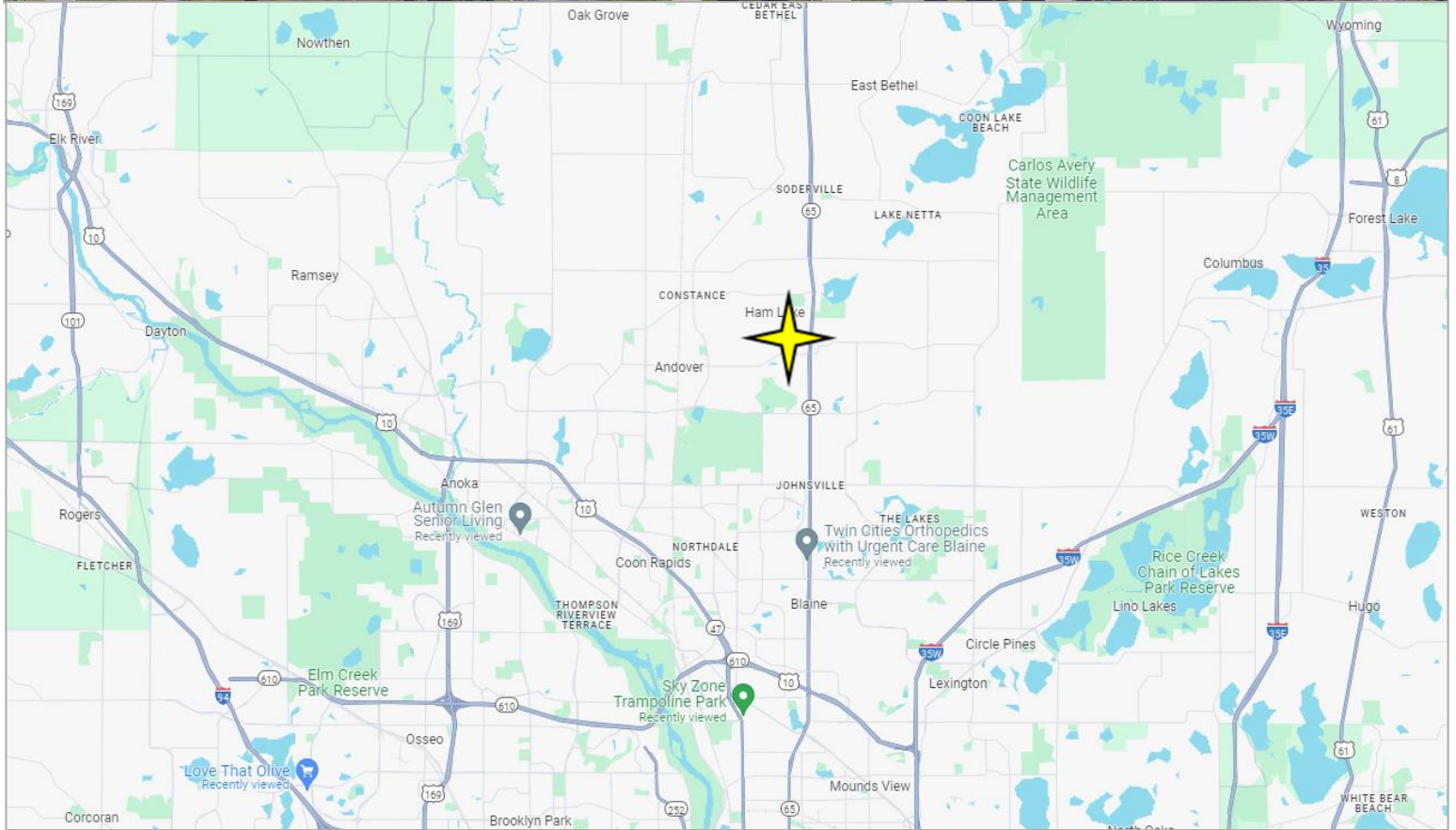
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