



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



**9355 Holly Street NW
Coon Rapids, MN 55448**

AVAILABLE SPACE

- 23,700 Total SF – Stand alone building
- 2,000 SF Office Space
- 21,700 SF Warehouse Space
- 6 – Drive in Doors (10' – 20' wide)
- 2 – Dock Doors with levelers
- Clear Height: 15' sidewall – 17'5" in center
- Power: 240 & 480 Volt in the building
- Fire suppression system throughout
- Available August 1, 2025

Property Taxes: \$2.12 Per SF (2025)



Lease Rates:

\$6.00 per SF NNN Warehouse
\$12.00 per SF NNN Office

FOR MORE INFORMATION, CONTACT

CO-BROKERED WITH HAMEL DEVELOPMENT

Richard Lee

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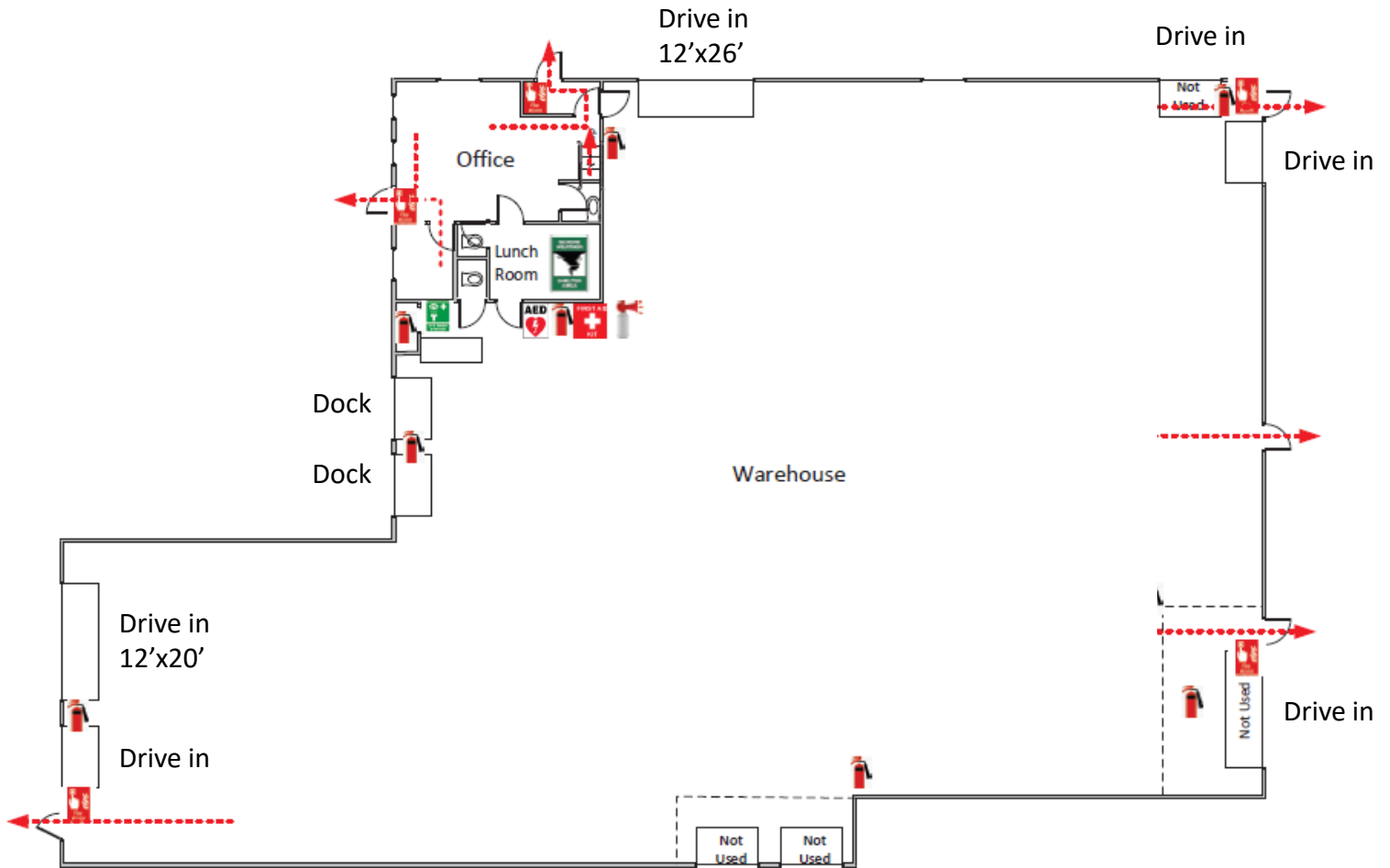
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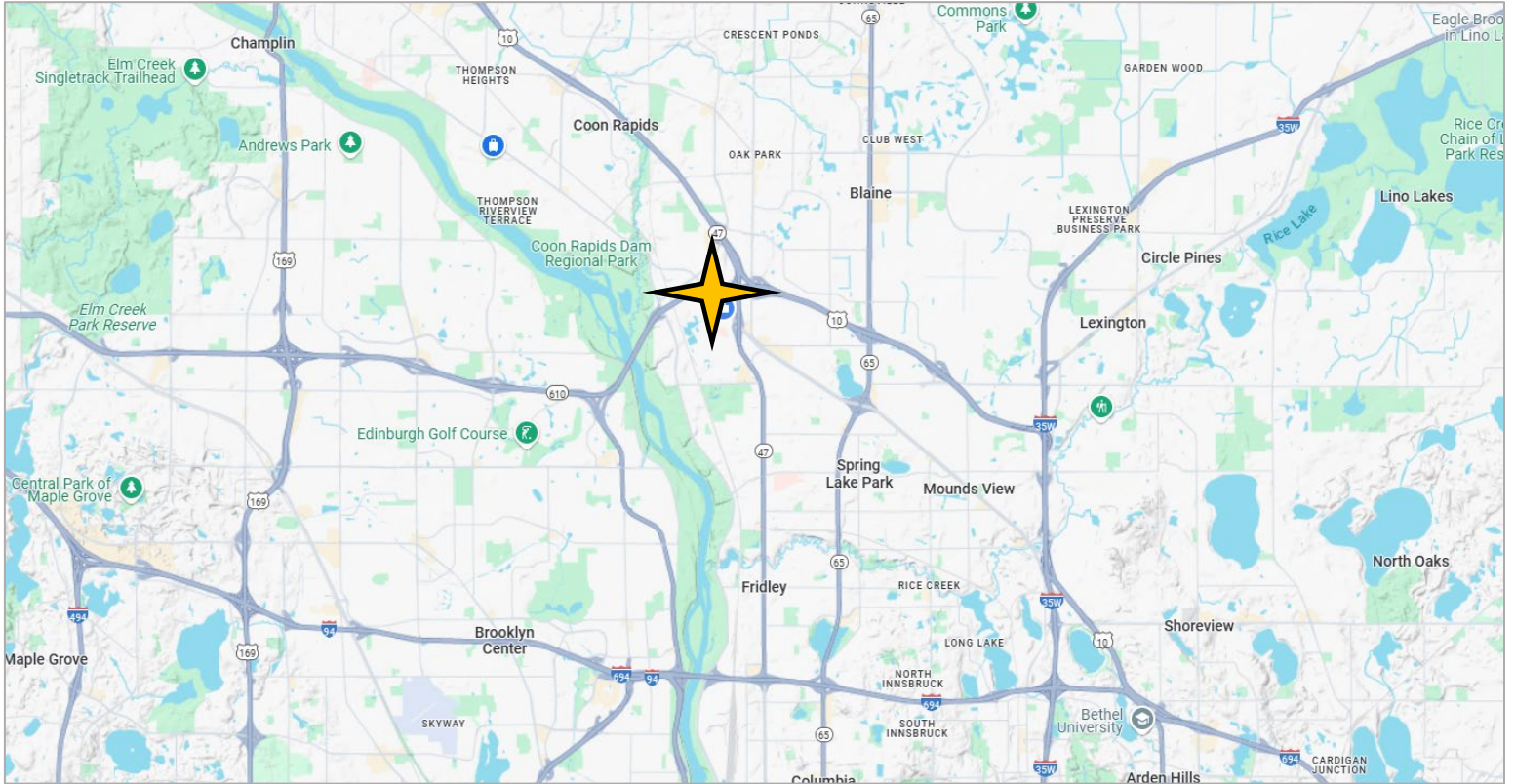
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