



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE



Industrial / Flex for Sale

13720 Lincoln Street NE, Ham Lake, MN

AVAILABLE SPACE

- Block construction
- Total building size 15,392 SF
- Total land size 1.25 Acres
- Zoning allows light mfg, warehousing, service or some retail
- Great visibility and frontage to Bunker Lake Blvd.
- Easy access to Highway 65 (Central Avenue)

PROPERTY DETAILS

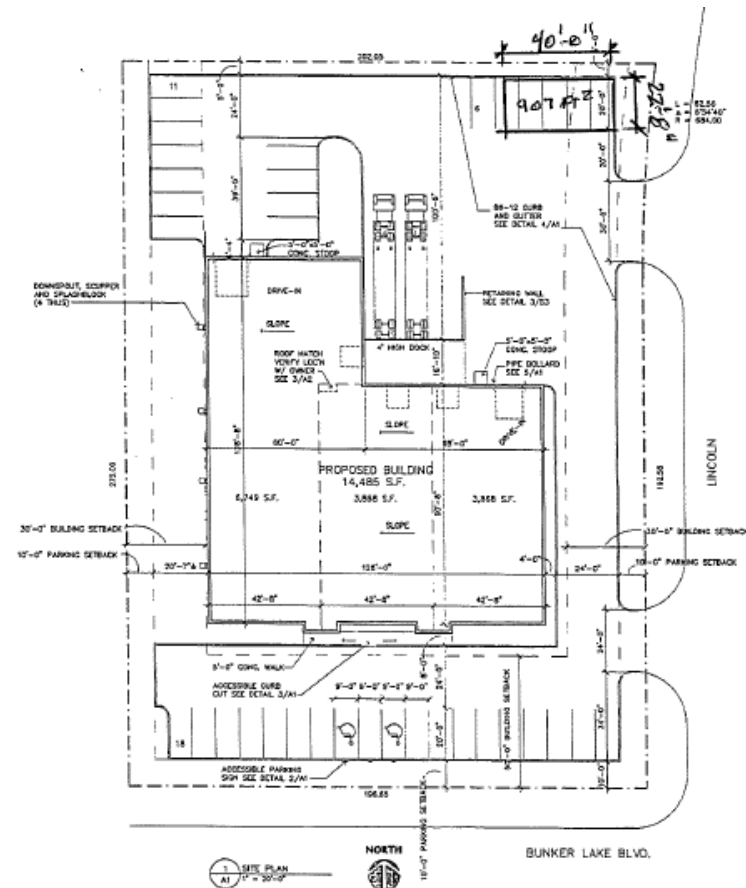
Sale Price \$2,100,000
2025 Taxes \$40,524.08

FOR MORE INFORMATION, CONTACT

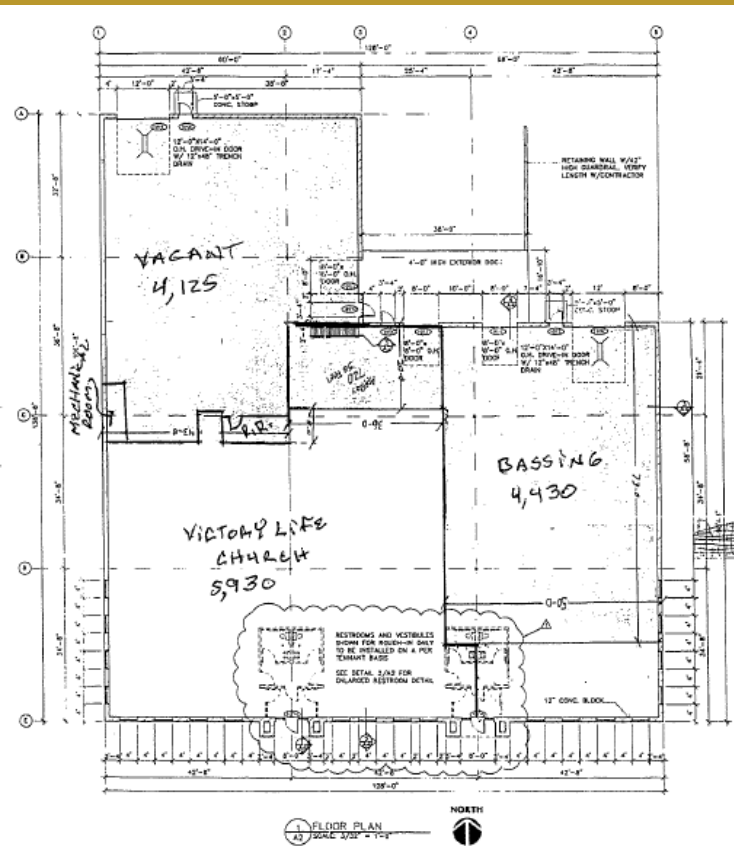
Marty Fisher / Mike Fisher

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mikefisher@premiercommercialproperties.com



- Total size 15,392 SF (includes 907 SF outbuilding)
- Can be used for owner occupier
- Can be easily used for multi-tenant or combination
- Potential 3 or 4 tenant spaces
 - 3,868 SF w/ 14' drive in door
 - 3,868 SF w/ 8' drive in door
 - 6,749 SF w/ 14' drive in door & common dock
- Block Construction, built in 1999
- 2- 14' drive in doors, 3 – 10' drive-in doors
- 600 amps 120/208 3-phase power
- 1- Common dock
- 33 marked surface stalls
- 16' Clear height
- Well and septic



- Currently 2 Tenants using the building
 - Victory Life Church 5,930 SF
 - Month to month Lease
 - Low gross rent
 - Bassing Electric 4,430 SF
 - Month to month Lease
 - Low gross rent
- Vacant space behind church 4,124 SF
 - Could be combined with church space



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Garage
907 SF





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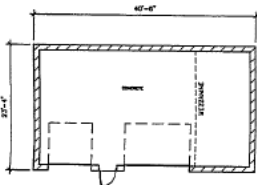
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Owner occupied;
however, parts could
be leased to tenants
for future growth or
demo and occupy
entire building

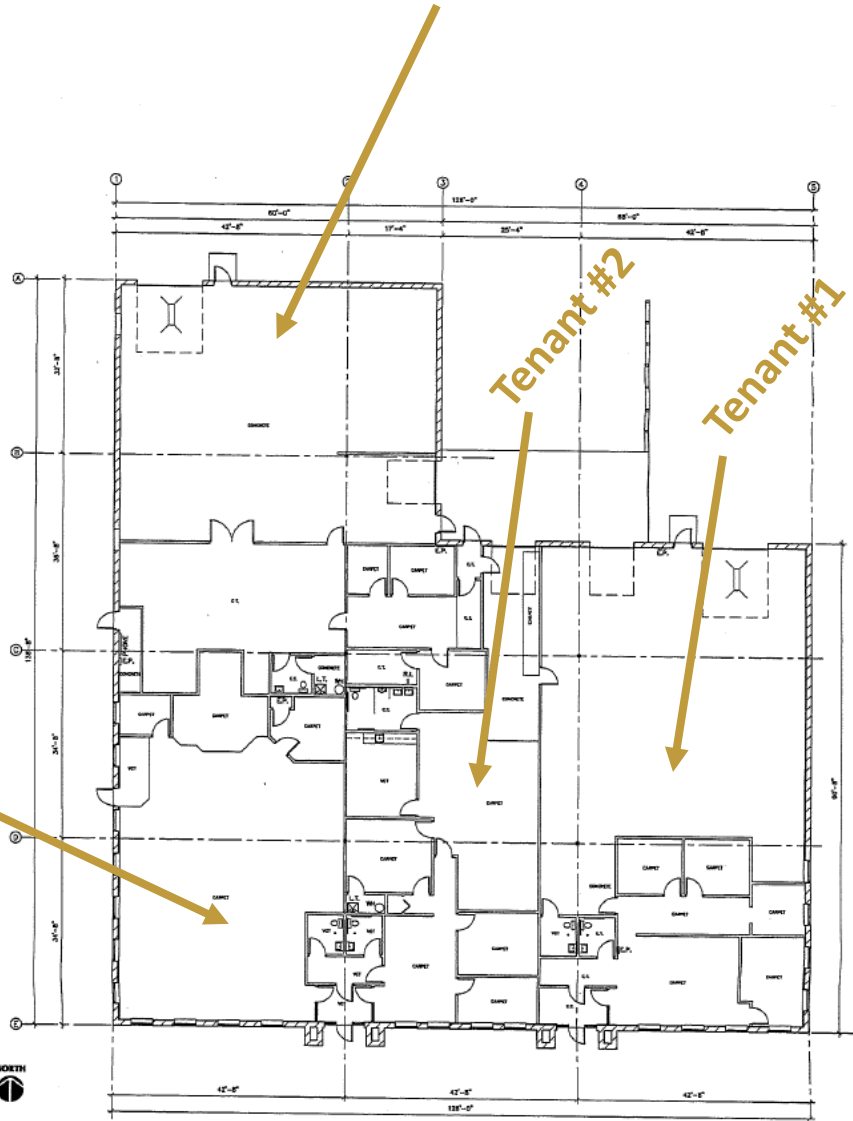
Tenant #4



Tenant #3

Tenant #2

Tenant #1



LAMPERT ARCHITECTS
420 Seventh Avenue
St. Paul, MN 55102
612.291.1111
www.lampertarchitects.com

ARCHITECT CERTIFICATION:
Lampert Architects and its firm,
individuals and project staff
represented on this project are
licensed and registered in the
State of Minnesota.

PRELIMINARY FOR CONSTRUCTION

DRG 15a-16a
1/2, 1/3-1/17

STONE CONSTRUCTION, INC.
378 - 167th LANE, N.E.
BLAKE, MINNESOTA 55424

LINCOLN 3
13720 Lincoln Street, Ham Lake, Minnesota

Worksheet 000
Owner: Lampert Architects, Inc.
Project: Lincoln Project 3
Drawn By: JSD
Checked By: JJ
Revision:
11/13/23

FLOOR PLAN
Sheet Number
MP
Project No.



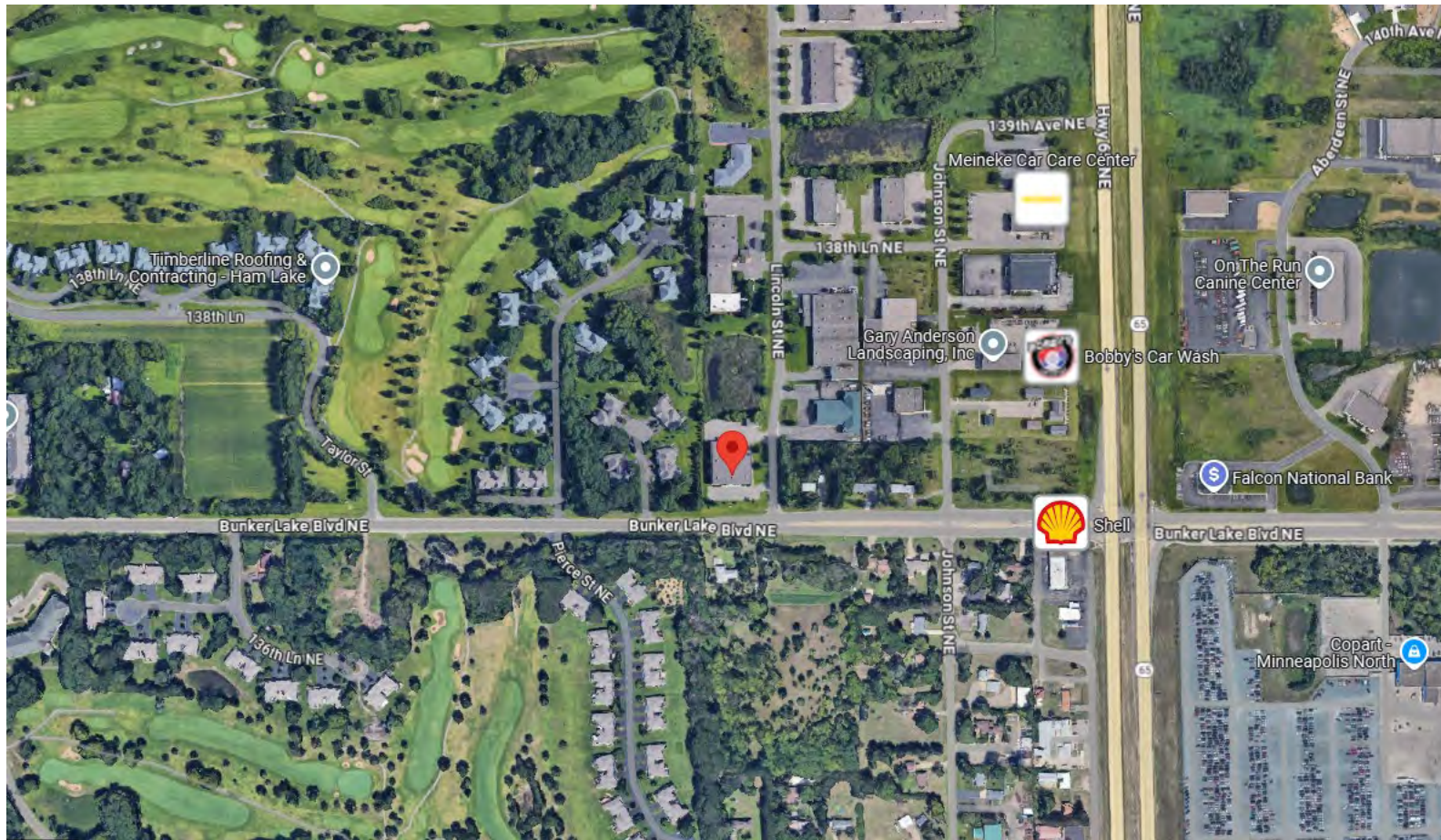
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Easy access to Central Avenue, Highway 65. Signage and visibility to Bunker Lake Blvd.