



Highly Visible Flex / Industrial Space for Lease

17818 Hwy 65 NE, Suite 300 & 400
Ham Lake, MN 55304

Location Highlights

- Great location and visibility on Hwy 65

Building Specifications

- 4,904 total square feet
- Office / Warehouse Breakdown
 - +/- 1,250 SF Office / Showroom
 - +/- 3,654 SF Warehouse
- (2) 10' wide x 14' tall drive-in doors
- (2) Dock-high doors
- 18' clear height
- Floor drains
- Building signage available on Hwy 65



Lease Rates:

Lease Rate: \$8.78 PSF (Blended Rate)
Estimated CAM / Tax: \$5.00 PSF (2026)

FOR MORE INFORMATION, CONTACT

Richard Lee

612-718-9919

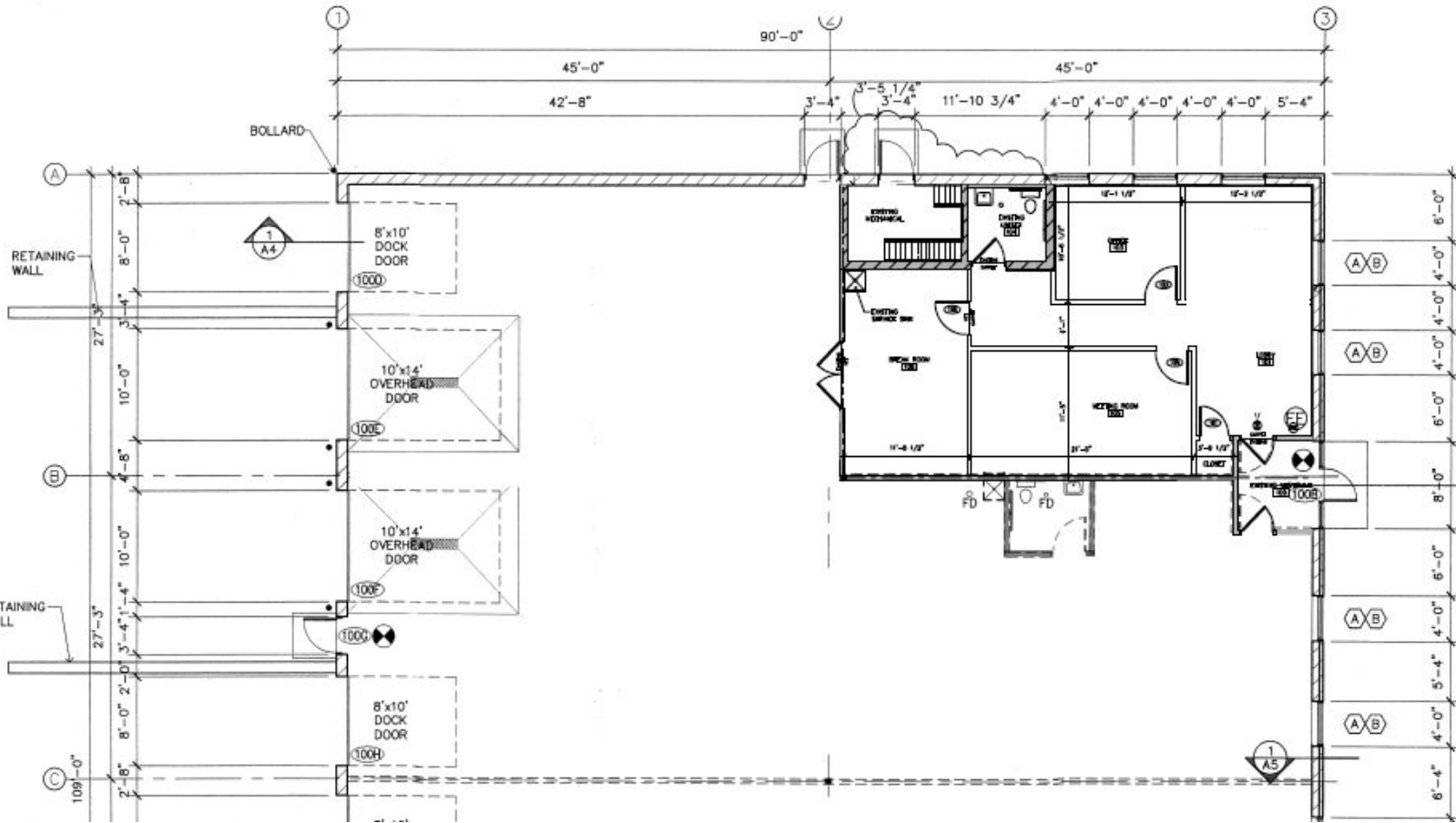
richlee@premiercommercialproperties.com



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	Size	Rate PSF	Annual	Monthly
Office	1250	\$ 14.00	\$ 17,500.00	\$ 1,458.33
Warehouse	3654	\$ 7.00	\$ 25,578.00	\$ 2,131.50
CAM / Tax	4904	\$ 5.00	\$ 24,520.00	\$ 2,043.33
Total			\$ 67,598.00	\$ 5,633.17



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE

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