PREMIER COMMERCIAL PROPERTIES

FOR LEASE



Warehouse for Lease

3731 Thurston Ave, Suites 103 & 104
Anoka, MN 55303



Lease Rate: $9.00 PSF NNN
CAM / Tax: $4.97 PSF (2026)

AVAILABLE SPACE

- **Suite 103 –** 2,400 SF open warehouse (30′ x 80′)
  - 14′ tall drive-in door with trench drain
  - 18′ clear height
  - Monthly Rent: $2,794.00 Per month
- **Suite 104 –** 3,600 SF (30′ x 120′)
  - Front office / showroom area
  - 14′ tall drive-in door with trench drain
  - Monthly Rent: $4,191.00 Per month

BUILDING FEATURES

- Radiant heat in the warehouse
- Shared dock loading with leveler
- 18′ Clear in the warehouse
- 200 Amp / 3 phase power

FOR MORE INFORMATION

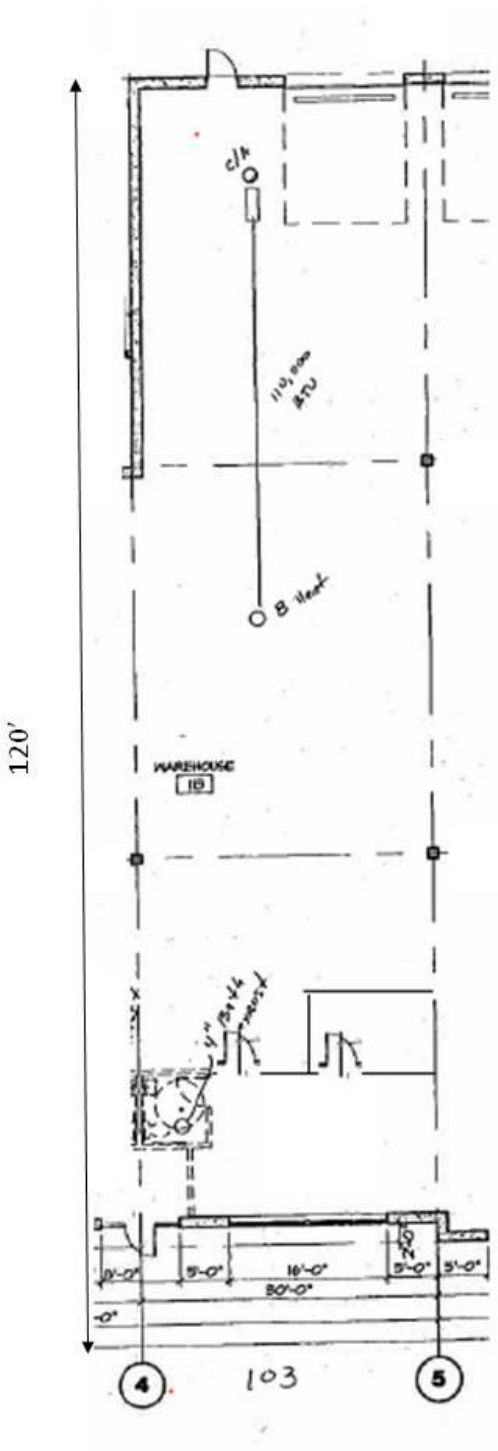
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SUITE 104 | 3,600 SF



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