



Office / Warehouse Building for Sale or Lease

Building:

3,000 Sq. Ft. - Office
4,920 Sq. Ft. - Warehouse
4,512 Sq. Ft. - Service Bay
2,256 Sq. Ft. - Wash Bay
14,688 Sq. Ft. - Total

Yard:

Approx. 3.00 Acres of concrete outdoor storage- \$0.75 Per Sq. Ft.
40,200 Sq. Ft. gravel outdoor storage- \$0.50 Per Sq. Ft.

Water/Sewer:

Brand new well and brand new septic system

Lease Rates:

\$12.00 Per Sq. Ft. NNN - Office
\$6.00 Per Sq. Ft. NNN- Warehouse/Service/Wash Bay

**14045 LAKE DRIVE NE
COLUMBUS, MN 55025**

Sale Price:

\$3,675,000.00

Est. Real Estate Taxes:

\$7,555.94

Property Highlights:

- Brand new construction
- Outdoor storage available
- Anoka County PID #: 33-32-22-11-0003
- Tenant would be responsible to pay all real estate taxes, utilities, insurance, gas, electric, and trash removal

For information, please contact:

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100 South Fifth Street, Suite 2100
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nmrk.com

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Demographics:	1 Mile	3 Miles	5 Miles
Total Population	288	5,037	28,085
Total Households	108	1,753	9,353
Average HH Income	\$85,614	\$101,228	\$103,988



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Exterior Photos



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Interior Photos



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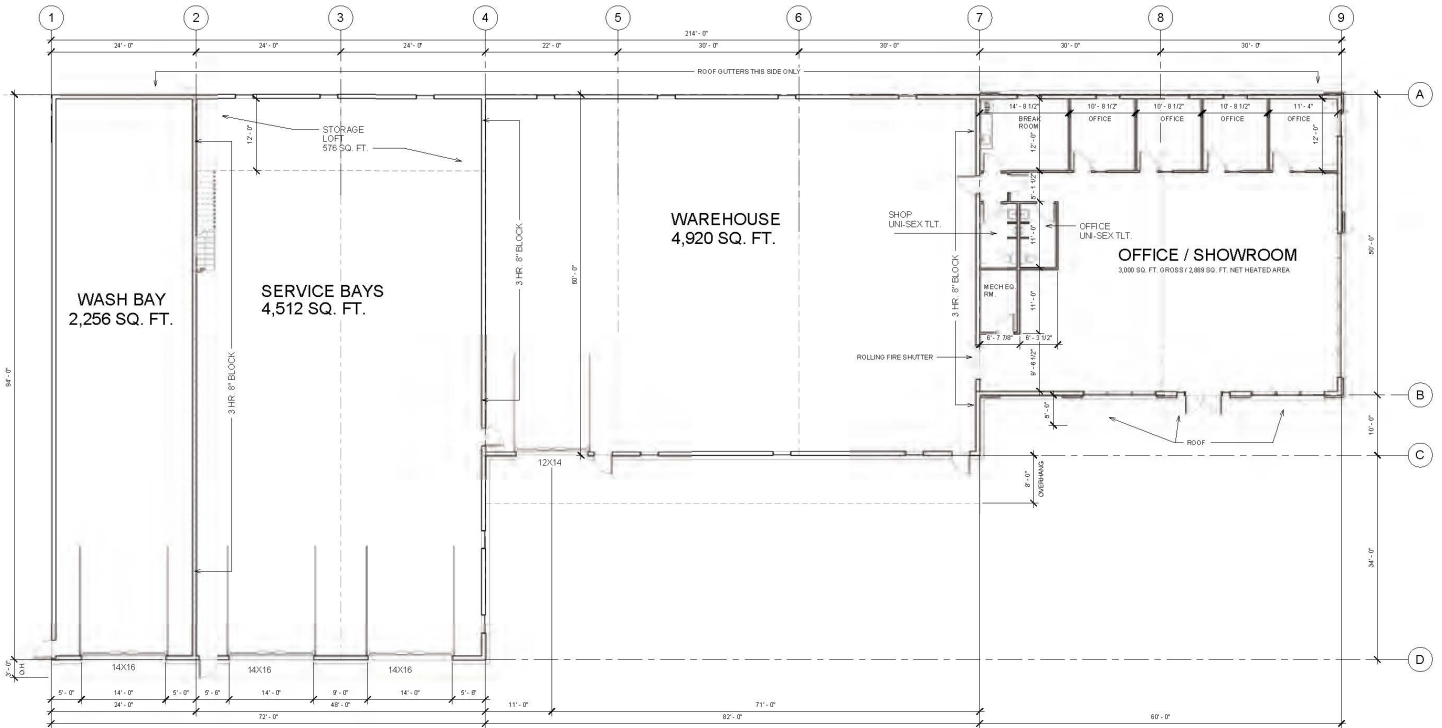
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Floor Plan



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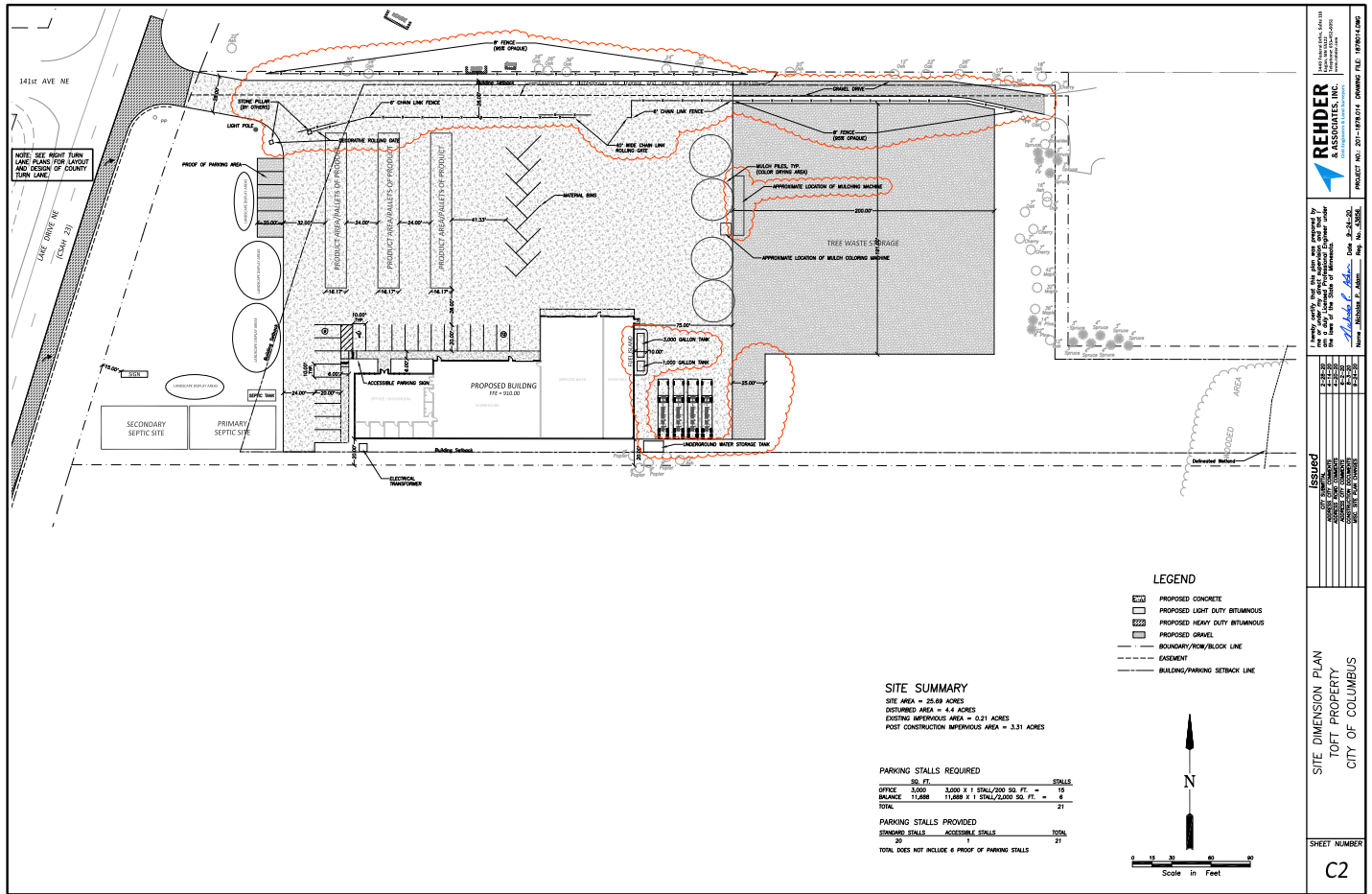
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Survey



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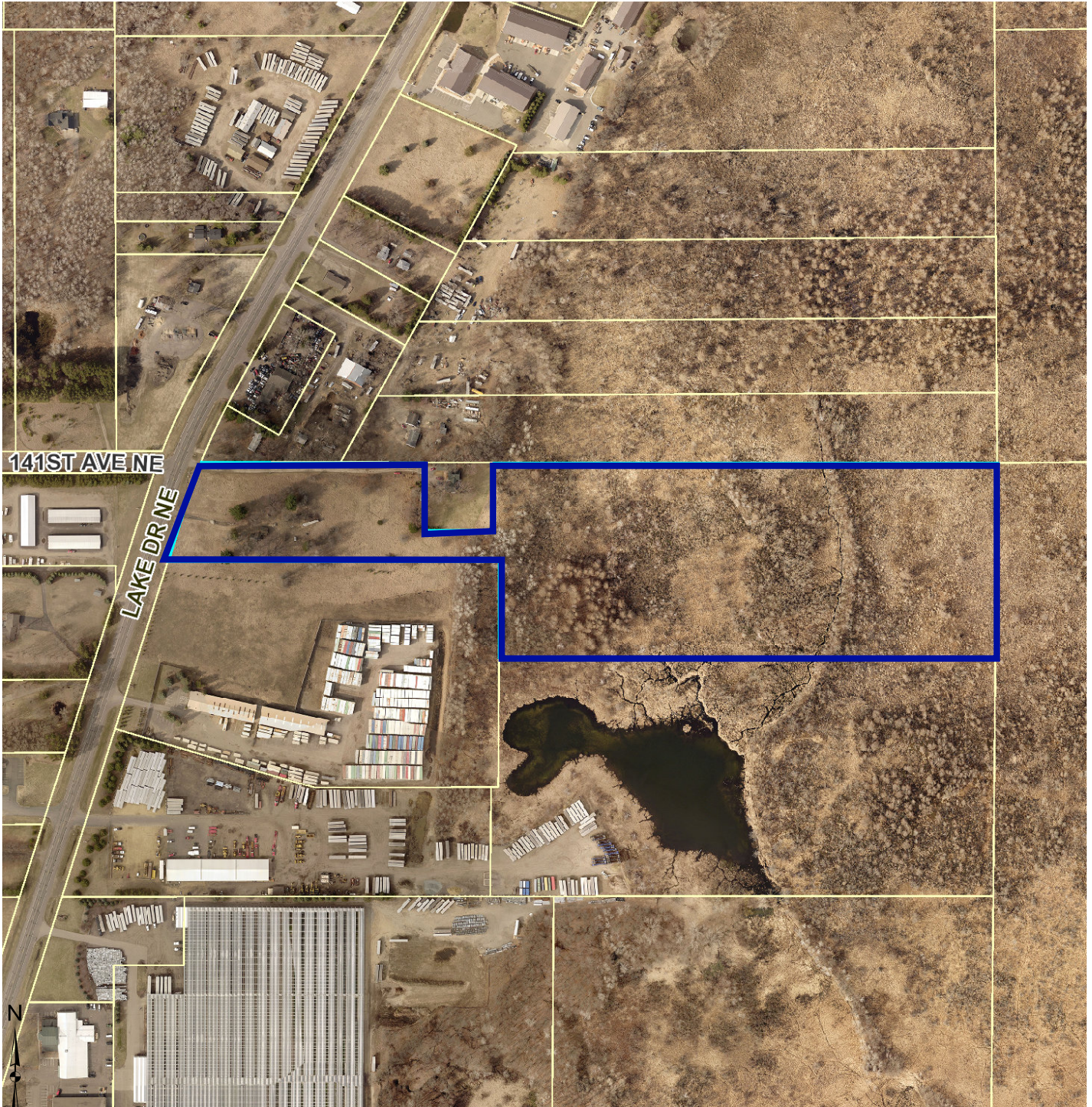
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GIS View



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