



Office / Warehouse Space for Lease

**15720 LINCOLN STREET NE
HAM LAKE, MN 55304**

Available Space:

Approx. 3,300 Sq. Ft. - Office

Approx. 33,748 Sq. Ft. - Warehouse

37,048 Sq. Ft. - Total

(In addition, there is approx. 3,000 Sq. Ft. of Mezzanine Storage Space)

Outdoor Storage:

8,712 Sq. Ft. (0.20 Acres- fenced on West side of Property)

Outdoor storage can be expanded and is allowed as part of the I-P Industrial Park Zoning District

Lease Rates:

\$10.25 Per Sq. Ft. - Office

\$5.25 Per Sq. Ft. - Warehouse

\$0.75 Per Sq. Ft. - Outdoor Storage

2022 Est. CAM/Tax:

\$2.75 Per Sq. Ft.

Cranes*:

One (1) ten-ton Crane

Three (3) two-ton Cranes

Three (3) one-ton Cranes

(*Please note that the cranes can be purchased separately)

Loading:

Seven (7) Dock Doors

Four (4) Drive-In Doors

Site Size:

2.58 Acres

Power:

1200 amps of 480 V three-phase power

Clear Height:

Approx. 3,548 Sq. Ft. at 15' clear

Approx. 30,200 Sq. Ft. at 18' clear

Property Highlights:

- Building was built in three phases: 1986, 1990 and 1996
- Room for building or outdoor storage expansion
- Very thick floor (approx. 12 inches)

For information, please contact:

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Anoka County, MN



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