

FOR LEASE

FORMER ALLTRAN CALL CENTER
205 14TH AVE E, SARTELL, MN 56377

ASKING LEASE RATE: \$11.25/SF ANNUALLY NNN
APPROX. OPERATING EXPENSE: \$5/SF



FORMER ALLTRAN CALL CENTER AVAILABLE 1/1/19

This is a 7,668 square foot call center building located in Industries East Sartell Industrial Park just off of Highway 15 and County Road 29. The building is currently configured with two conference rooms, one private office and the remainder is wide open, currently set up with 134 workstations. There are approximately 74 parking spaces.

Other details and features are as follows:

- 1 - 16 x 14 private office, 1 - 16 x 14 conference room
- 1 - 36 x 14 conference room currently used as administrative area
- 3 - garage stalls with overhead doors 1 - 32 x 20 and 2 - 15 x 20
- Parking is approximately 74 spaces
- Current configuration is cubicles – 134 stations, furniture may be available
- Fiber optic in the building
- 900 amp service, T8 lighting with some high-pressure sodium
- Two forced air gas HVAC units and Mitsubishi wall units, primarily for cooling
- Potential for security and fire monitoring systems
- Large windows on south and east side of the building, large break room
- Server room with additional cooling
- Water softener system
- Irrigation system on separate water meter
- On metro wide bus line



58 10th Ave S
Waite Park, MN 56387
Office: 320.253.0003
www.GraniteCityProperties.com

MIKE BOBICK
320.333.2692
mikeb@granitecityproperties.com



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BREAK
ROOM



BACK OF
BUILDING



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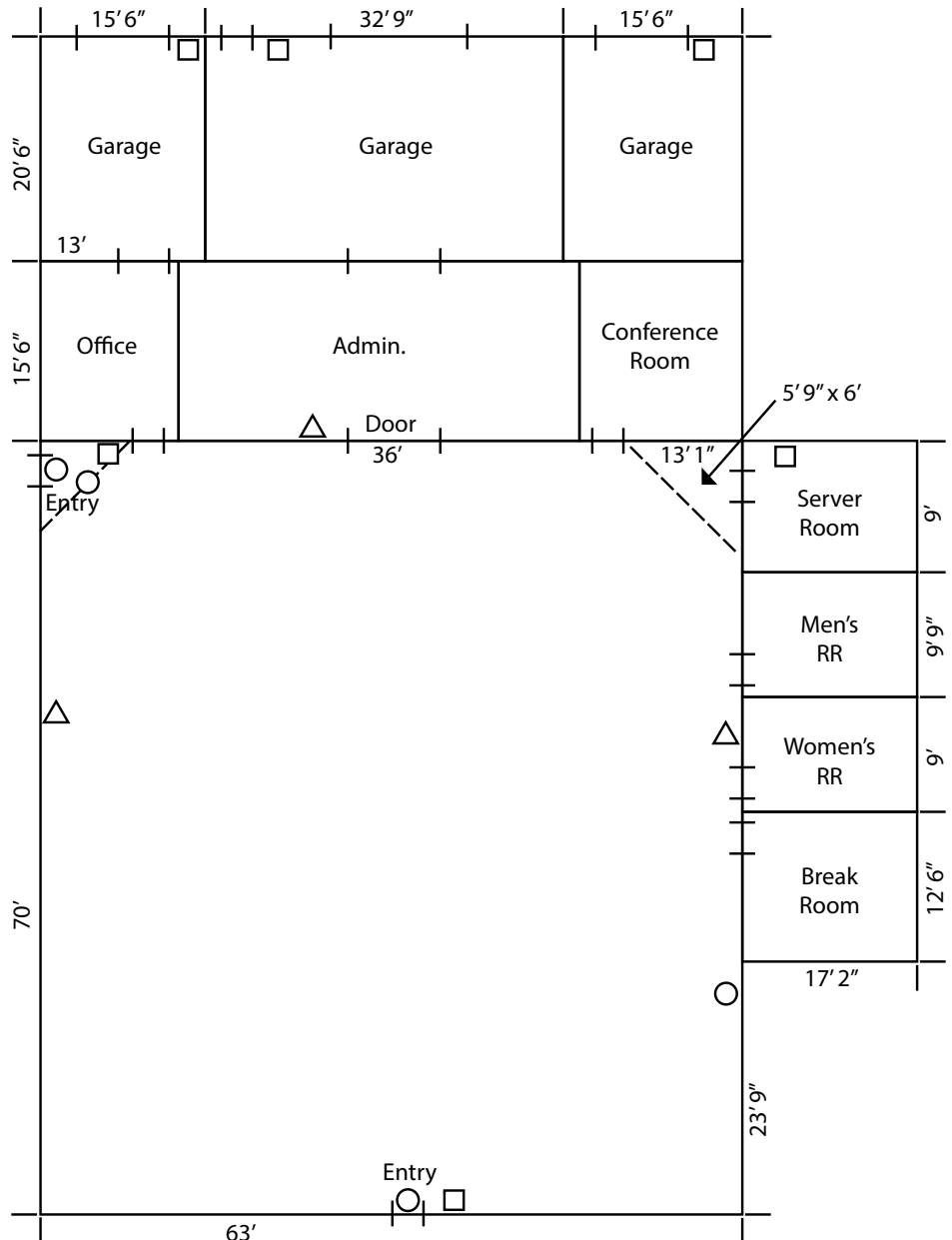
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FLOOR PLAN

- - Fire Extinguisher
- △ - Emergency Light
- - Exit Light



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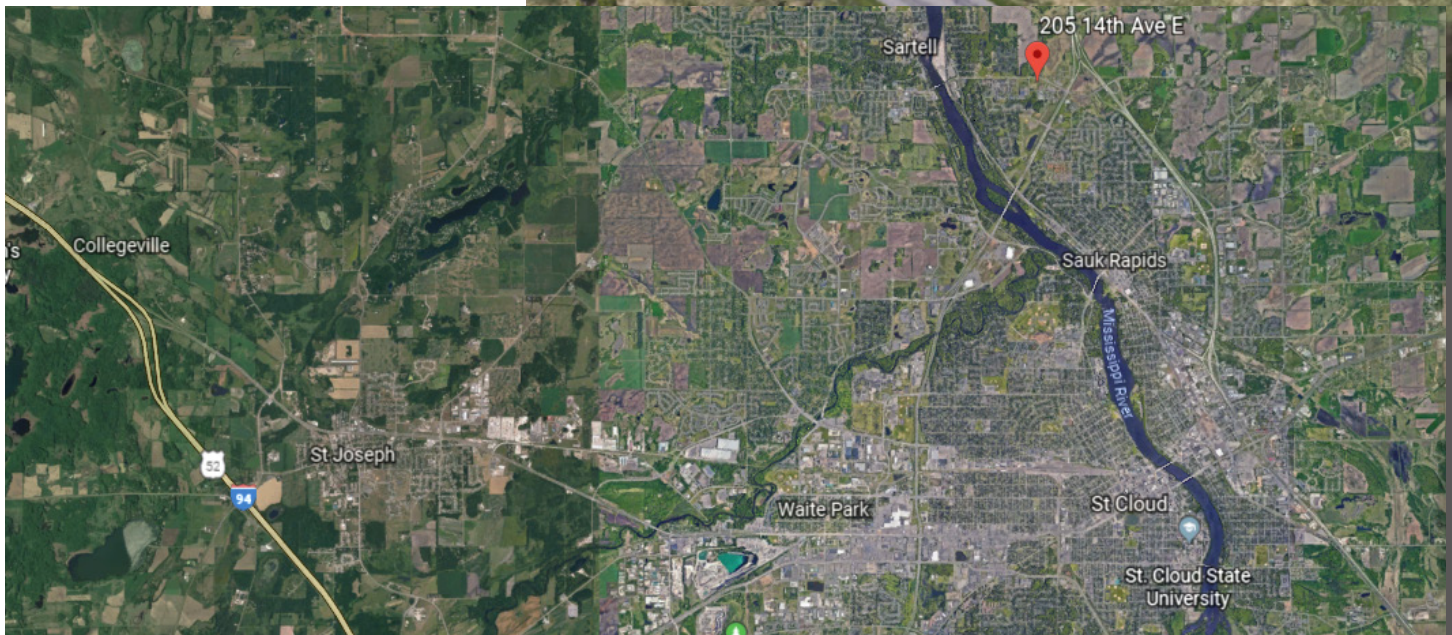
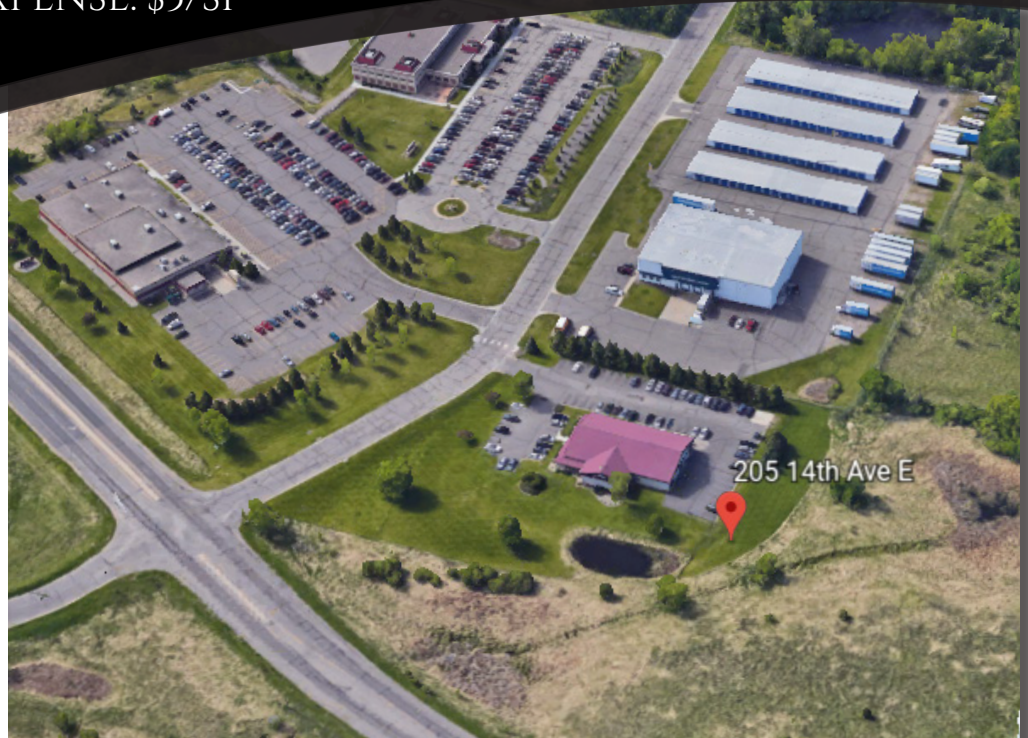
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AERIAL VIEWS



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