



1799 COUNTY ROAD 90

1799 County Road 90, Independence, MN 55359



PROPERTY SUMMARY

Available SF:	2,240 - 4,480 SF
Lease Rate:	\$8.00 SF/yr (Net)
Lot Size:	1.88 Acres
Building Size:	46,342 SF
Ceiling Height:	21.0 FT
Year Built:	1990
Zoning:	Light Industrial
Cross Streets:	Highway 12

PROPERTY OVERVIEW

Three bays for lease in a very visible and easily accessible commercial building that is zoned Light Industrial which offers a variety of uses. Total SF for lease- 6880 SF. The property is located in a fast growing market area.

PROPERTY HIGHLIGHTS

- Suites 5 & 7 have 12' X 12" drive in bays
- Suites 5 & 6 can be combined
- Interior ceiling height is 21 ft to bar joist
- Mezzanine office in suites
- 3 phase power
- New roof 2017
- Floor drains
- Monument signage & front premises signage available
- Commercial/Light Industrial zoning
- CAM/Taxes \$2.50/SF/yr

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Wayzata, MN 55391

JEFF STEDMAN

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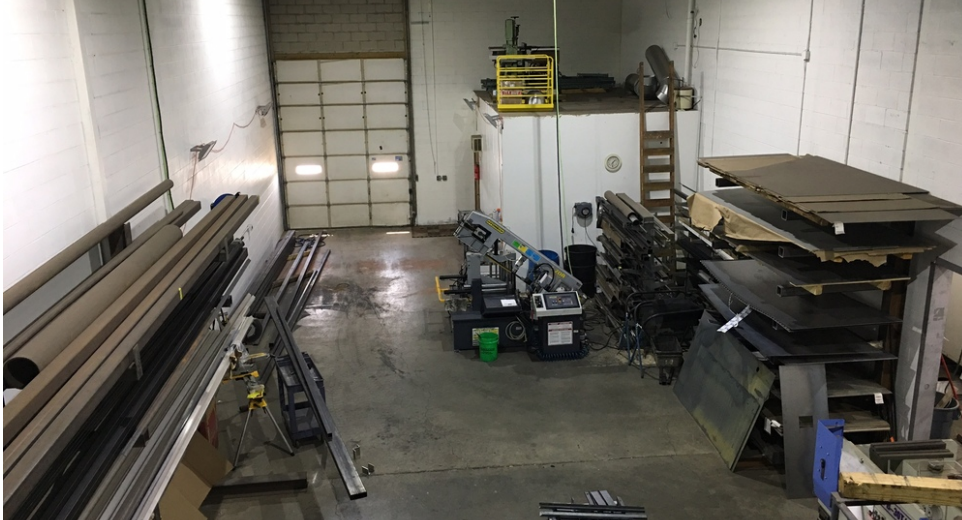
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INDUSTRIAL FOR LEASE

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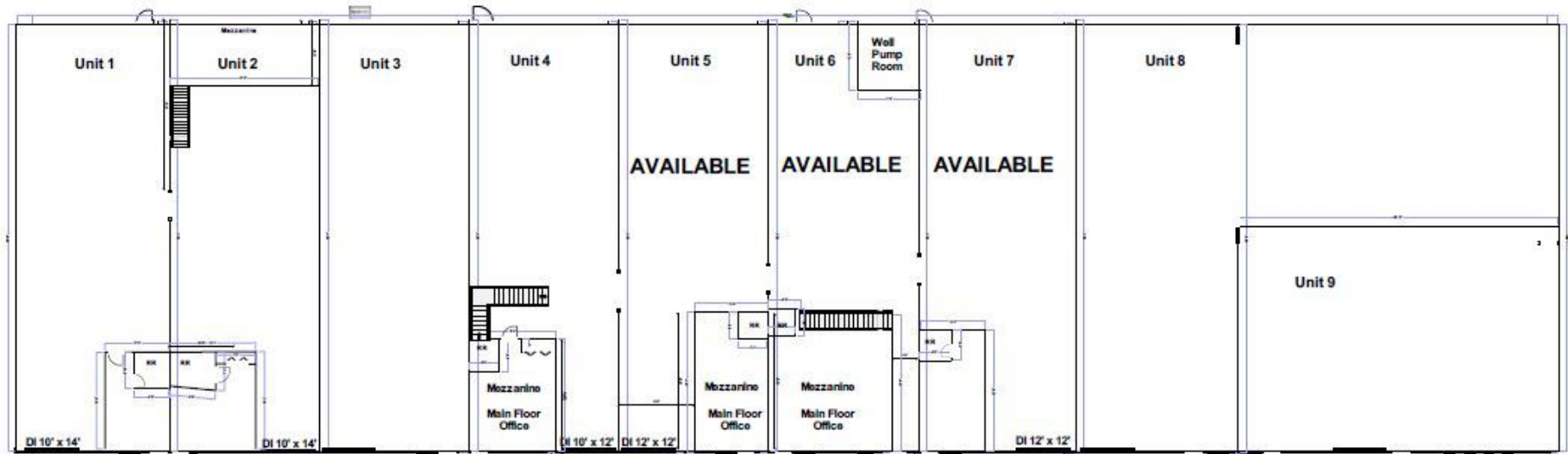
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SPACE	SPACE USE	LEASE RATE	CAM/Taxes	LEASE TYPE	SIZE (SF)	TERM
Unit 5	Flex Space	\$8.00 SF/YR	\$2.50 SF/YR	NET	2,240 - 4,480 SF	Negotiable
Unit 6	Flex Space	\$8.00 SF/YR	\$2.50 SF/YR	NET	2,240 - 4,480 SF	Negotiable
Unit 7	Flex Space	\$8.00 SF/YR	\$2.50 SF/YR	NET	2,400 SF	Negotiable

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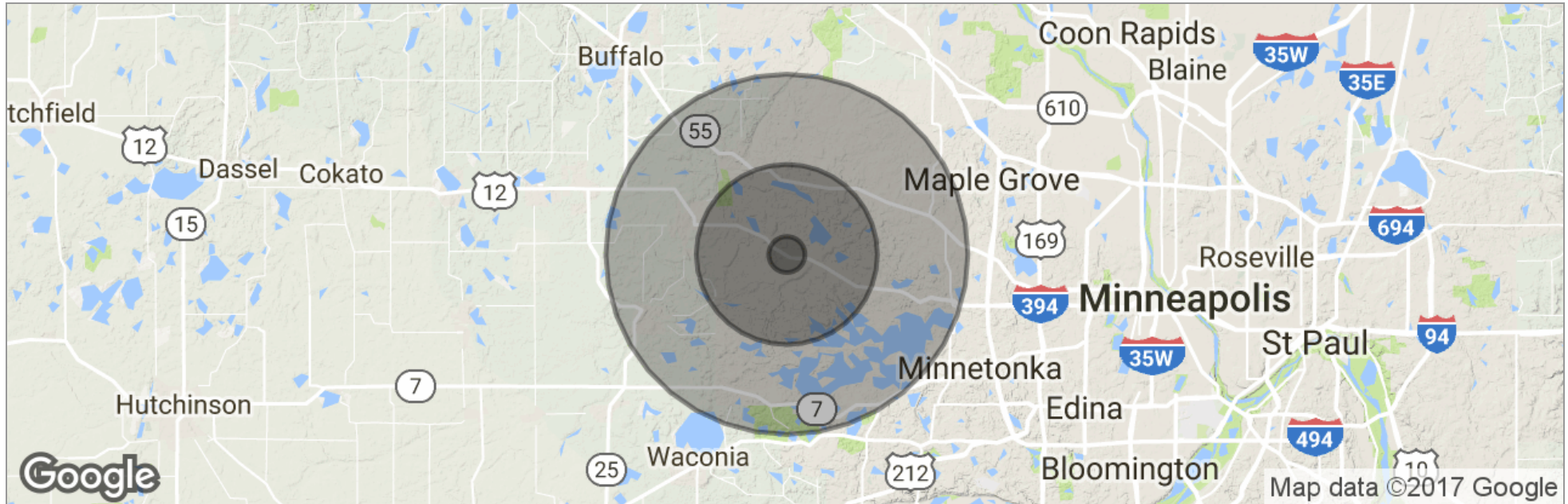
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	1 Mile	5 Miles	10 Miles
Total Population	449	16,055	81,554
Population Density	143	204	260
Median Age	42.7	41.7	41.1
Median Age (Male)	40.9	40.7	40.6
Median Age (Female)	44.4	42.6	41.4
Total Households	165	5,941	30,606
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$108,370	\$128,326	\$125,427
Average House Value		\$507,779	\$454,113

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