



CONTACT

Patrick Corbett
Chief Operating Officer

E: patrick@caspiarealty.com

P: 651-334-9851



Commercial Industrial Warehouse

100 2nd Ave SW,
New Prague, MN 56071

FOR LEASE

**\$5 NNN
and/or \$6 Gross**

Property Features



- This formal mill is located in the heart of New Prague and provides space for a variety of uses
- ~30k of warehouse space with 6 dock doors and a drive in door
- Grain Storage - Silos w/ Rail Access
- Outdoor Covered Truck Parking
- Secure and covered lots for parking tractor trailers

7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com





952 797 9999
Call for appointment

PROPERTY PHOTOS

100 2ND Ave SW,
New Prague, MN 56071



7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com





952 797 9999
Call for appointment


PROPERTY PHOTOS

100 2ND Ave SW,
New Prague, MN 56071



7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com

 **952 797 9999**
Call for appointment

PROPERTY & UNIT DETAILS

100 2ND Ave SW,
New Prague, MN 56071

INVESTMENT OVERVIEW

Lease Type:	6-12 months, month to month
Asking Rent:	\$5 triple net and/or \$6 gross
Available SF:	Approximately 3,000 to 30,000 SF
Minimum SF:	3,000 SF
Max SF:	30,000 SF
CAM/Tax:	Included
Availability Date	Feb 1, 2021

PROPERTY OVERVIEW & HIGHLIGHTS

Property Type:	Commercial / Industrial / Warehouse
Property ID:	23.676.0100
Property Status:	Vacant
Total SF:	30,000+
Total Floors:	one
Year Built:	1896
Tenancy Type:	Industrial
Sprinklers:	yes
Land Area:	6 acres
Zoning:	Commercial / Light Industrial
Clear Height:	19 feet
Drive Ins:	1
Docks:	6 dock doors
Power:	480, 3 phase

To schedule a showing of the property, click below:



BOOK A MEETING
CLICK FOR A 15 MIN CALL

CONTACT

Patrick Corbett
Chief Operating Officer

E: patrick@caspiarealty.com
P: 651-334-9851

7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com



952 797 9999
Call for appointment

COMMUNITY INFO & LOCATION

100 2ND Ave SW,
New Prague, MN 56071

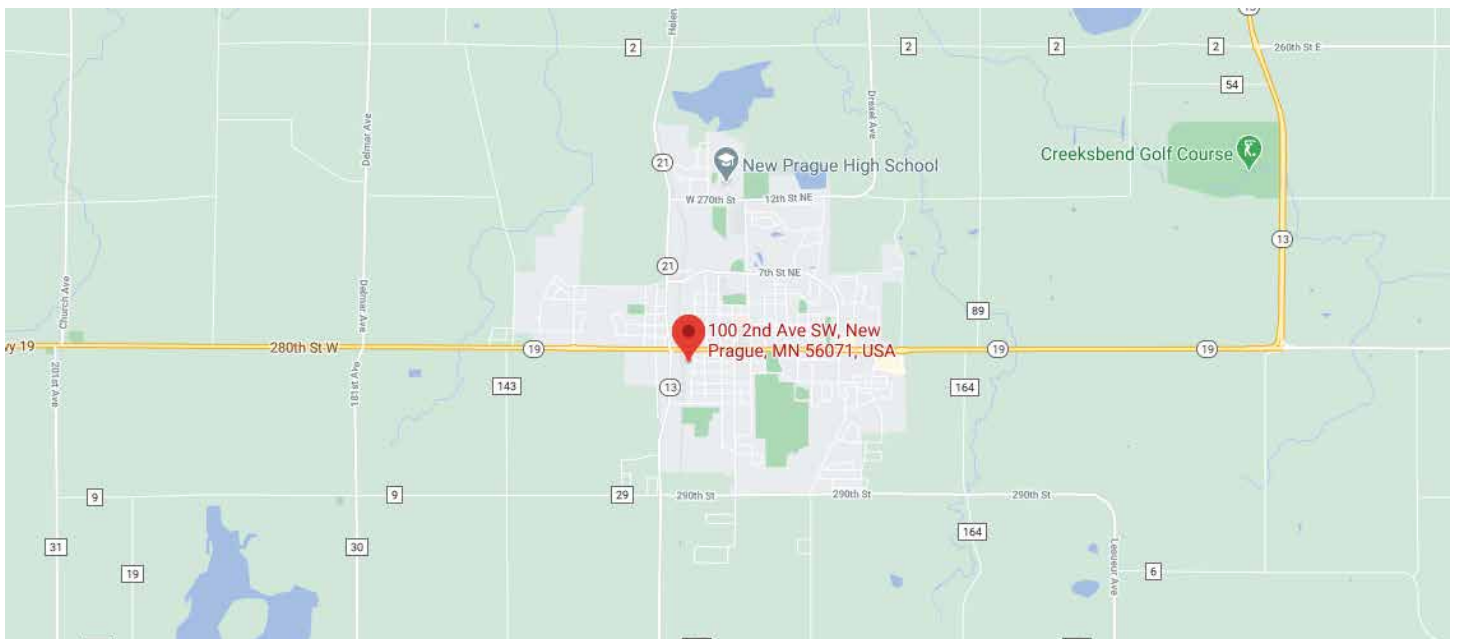
COMMUNITY QUICK FACTS

- Daytime population in this area: 11,002
- Closest Major Airport: Minneapolis-St Paul International/Wold-Chamberlain
- Average travel time to work for people in this community: 24
- Closest Major Sports Teams: Minnesota Timberwolves
- Average salary of people in this community: \$53,946



COMMUNITY SUMMARY

Population Growth (since 2000)	44.91%
Population Density (ppl / mile)	156
Household Size (ppl)	2.77
Households w/ Children	37%
Annual Residential Turnover	

LOCATION



7401 Bush Lake Rd Edina, MN 55439

 info@caspiarealty.com  www.caspiarealty.com

 **952 797 9999**
Call for appointment