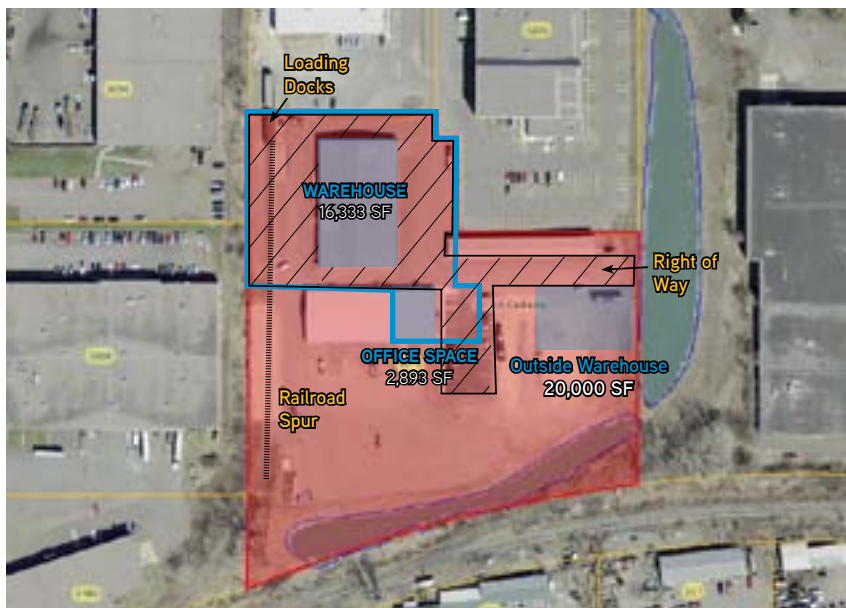


FOR LEASE



Former Knox Lumber > Back Area

3213 COUNTRY DRIVE | LITTLE CANADA, MN 55117



Contact Us

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Site Information

PROPERTY ADDRESS:

3213 Country Drive
Little Canada, MN 55117
Former Knox Lumber Facility - Back Area of Property

BUILDING SIZE:

- > Office: Up to 3,000 SF
- > Warehouse: 18,000 SF
- > Height: 18' - 24'
- > Possible outside storage (depending on use)

RENTAL RATES:

- > Office: \$8.25 PSF
- > Warehouse: \$4.00 PSF
- > Outside storage: TBD
- > CAM: TBD
- > Taxes: \$1.32 PSF

OFFICE:

- > Conference room
- > 2 Built offices
- > 2 Break Rooms
- > 2 open areas for desks

WAREHOUSE:

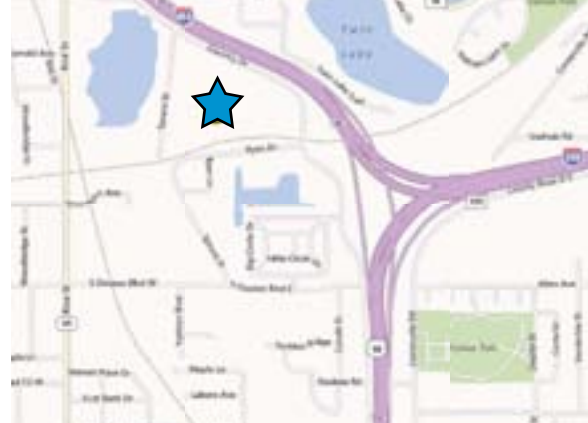
- > Dry sprinkler system in warehouse and building
- > 3 Large drive thru doors on both sides of building
- > No heat

OUTSIDE AMENITIES:

- > Railroad spur into property - Minnesota Commercial Railroad
- > Dock loading

HIGHLIGHTS:

- > Off Rice Street and Hwy 694 in Little Canada
- > Great access to Hwy 694 and I-35E
- > Nice built out offices
- > This property is shared with owner's business



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