

FOR LEASE >

# 9225 East River Road

Coon Rapids, MN 55433

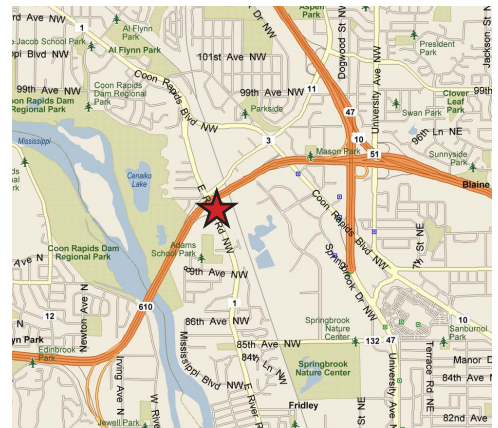


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## PROPERTY FEATURES

- > 5,045 square feet available (warehouse space)
- > One (1) 12' x 14' drive-in door
- > 18' clear height
- > Fenced outdoor storage available
- > Newly paved parking lot with ample parking
- > Signage available
- > Easy access to Highway 610/10/252



## CONTACT US >

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# 9225 EAST RIVER ROAD > FOR LEASE

**Address** 9225 East River Road, Coon Rapids, MN 55433

**Building Size** 47,000 square feet

**Available Space** 5,045 square feet (warehouse)

**Clear Height** 18'

**Lease Rates** \$8.75 per square foot NNN - office  
\$4.50 per square foot NNN - warehouse

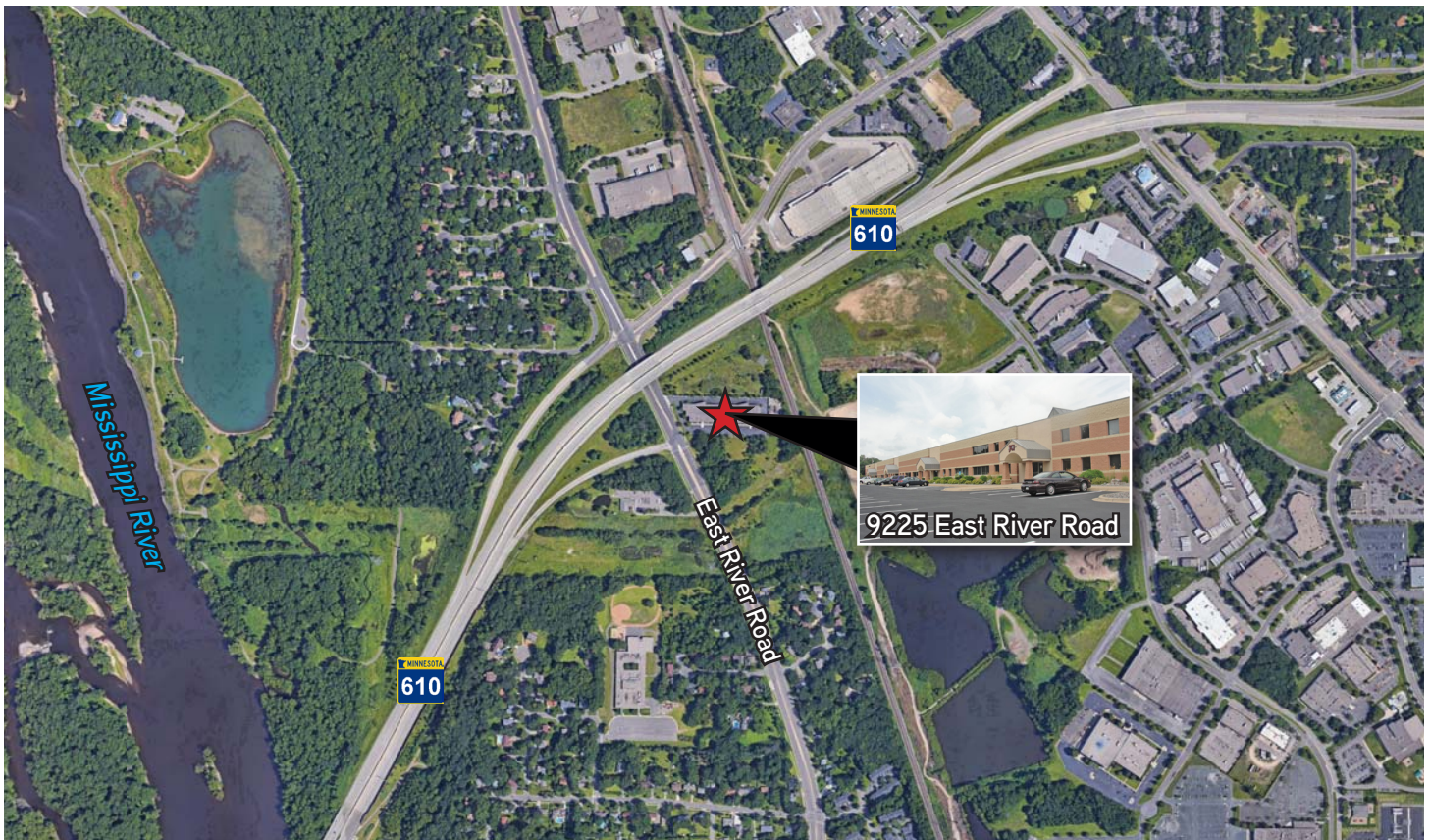
**2018 Estimated  
Property Tax &  
CAM** \$1.90 per square foot - Taxes  
\$1.25 per square foot - CAM  
\$3.15 per square foot - total

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## PROPERTY AERIAL



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