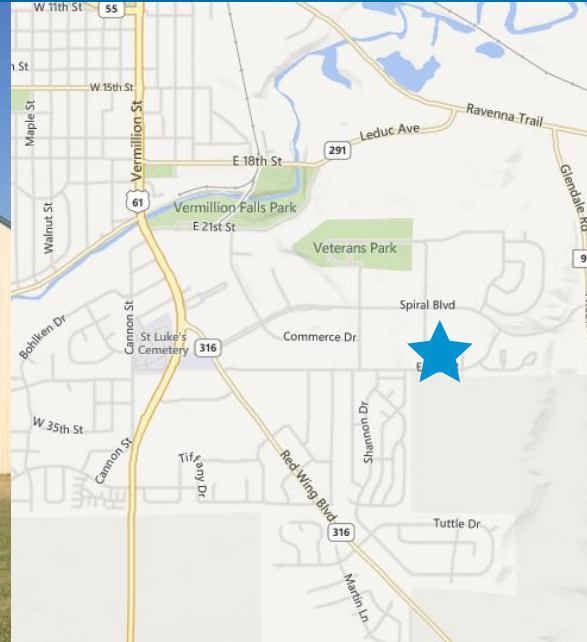


FOR SALE OR LEASE › INDUSTRIAL

2939 Enterprise Ave

HASTINGS, MINNESOTA 55033



Office/Warehouse Space for Sale or Lease

Located 30 minutes from Minneapolis/St Paul, this 22,000 square foot office/warehouse building is available for sale or lease.

Building Amenities

- › Built in 2007
- › 22,000 total square feet
- › Dock & drive-in loading
- › 6" reinforced concrete floor
- › 22' - 24' 7" clear height

Contact Us

ERIC ROSSBACH
952 897 7872
MINNETONKA, MN
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RYAN KRZMARZICK, CCIM, SIOR
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COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
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2939 Enterprise Ave > Plan

LEASED SUITE C:

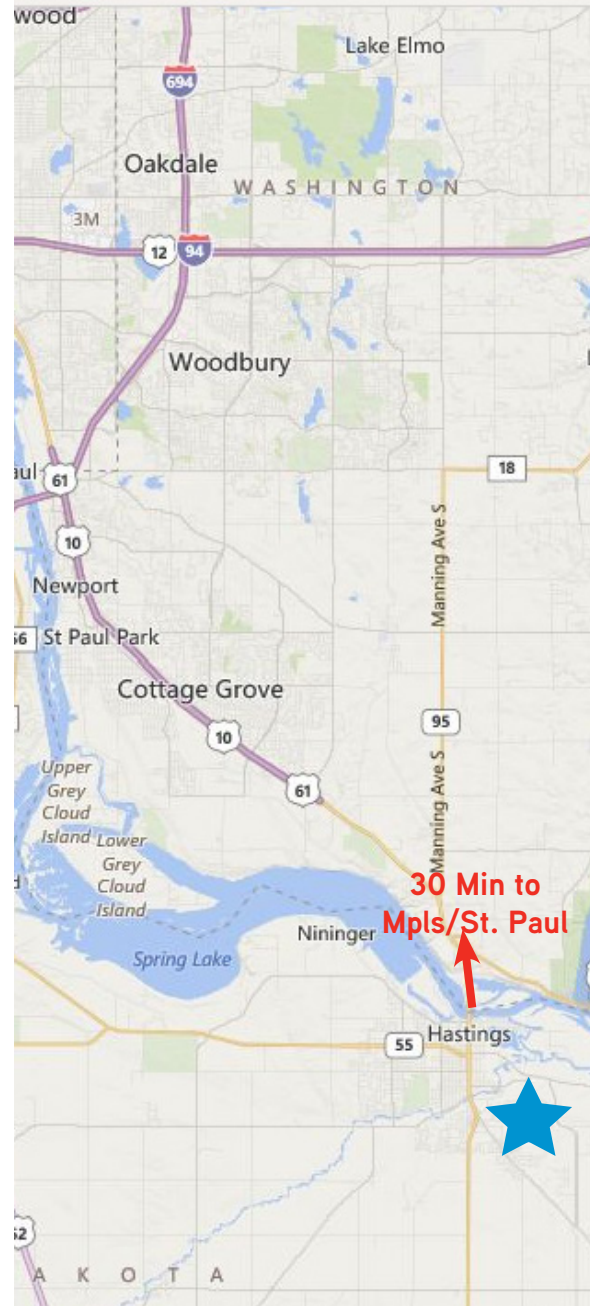
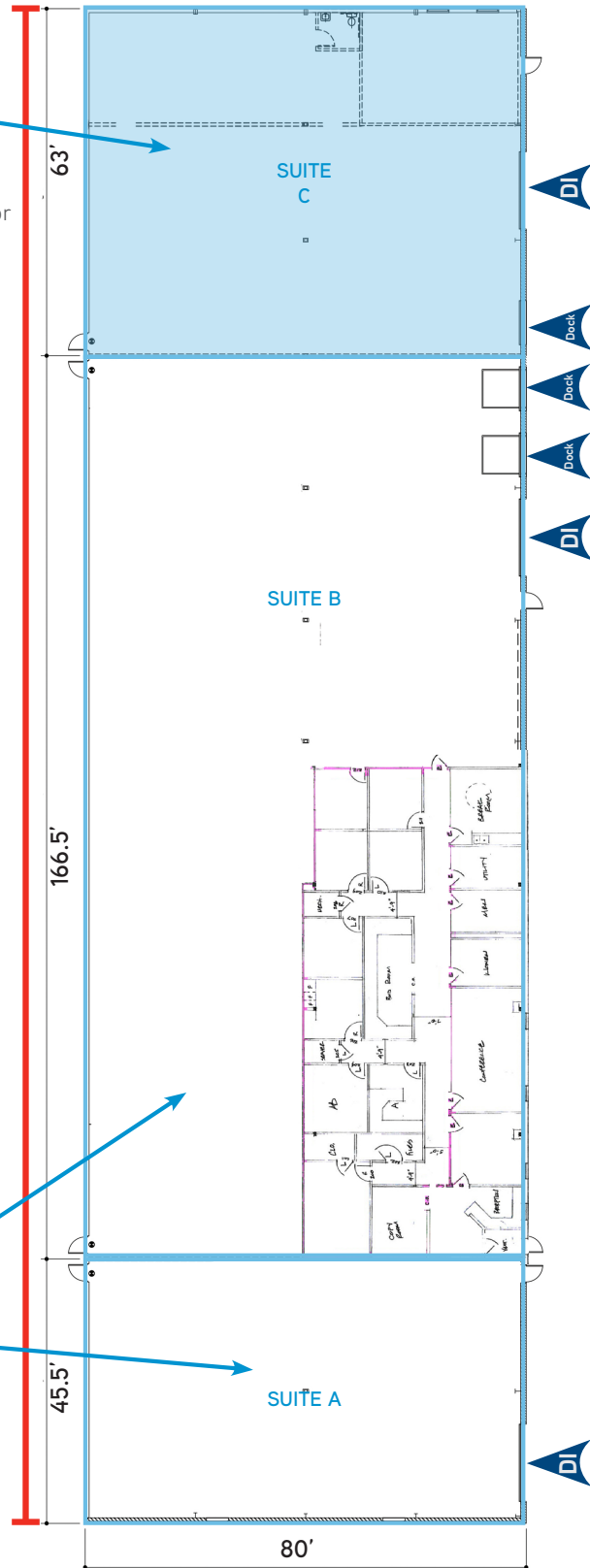
- 5,040 SF total
- 616 SF office
- 4,424 SF whse
- One (1) 14'x14' drive-in door
- One (1) dock door
- * Ability to terminate if building is purchased

ENTIRE BUILDING AVAILABLE:

- 22,000 SF total
- 4,616 SF office
- 17,384 SF warehouse
- Three (3) 14'x14' drive-ins
- Three (3) dock doors

AVAILABLE SUITE A & B:

- 16,960 SF total
- 4,000 SF office
- 12,960 SF warehouse
- Two (2) drive-in doors
- Two (2) dock doors



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PROPERTY FACT SHEET

2939 Enterprise Ave

HASTINGS, MINNESOTA 55033



BUILDING ADDRESS:

2939 Enterprise Ave
Hastings, Minnesota

BUILDING SIZE:

22,000 SF total
4,616 SF office
19,966 SF warehouse

LOADING (ENTIRE BUILDING):

Three (3) 14'x14' drive-in doors
Three (3) dock doors
*Docks are equipped with bumpers and seals. Two are equipped with levelers

CURRENTLY AVAILABLE FOR LEASE

SUITE A & B:

16,960 SF total
4,000 SF office
12,960 SF warehouse
Two (2) drive-in doors
Two (2) dock doors

ENTIRE BUILDING:

22,000 SF total
4,616 SF office
17,384 SF warehouse
Three (3) 14'x14' drive-ins
Three (3) dock doors
*Divisible to 3,640 SF
** Space is owner occupied so will require 120 +/- days to relocate.

CLEAR HEIGHT:

22' - 24' 7"

NET RENTAL RATES:

\$9.00 psf office
\$4.50 psf warehouse

2017 (EST) CAM & REAL ESTATE TAXES:

\$0.55 psf for CAM
\$1.36 psf for Real Estate Taxes
\$1.91 psf total

SALE PRICE:

\$1,750,000 (\$79.55 psf)

PID:

19-32006-02-060

POWER:

480Y/277 Volts | 800 amps 3-phase, 4W

LOT SIZE:

2.39 acres

YEAR BUILT:

2007

ZONING:

I-1 Industrial Park

AMENITIES:

- 6" reinforced concrete floor
- Newer construction



For Leasing Information, Contact:

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