

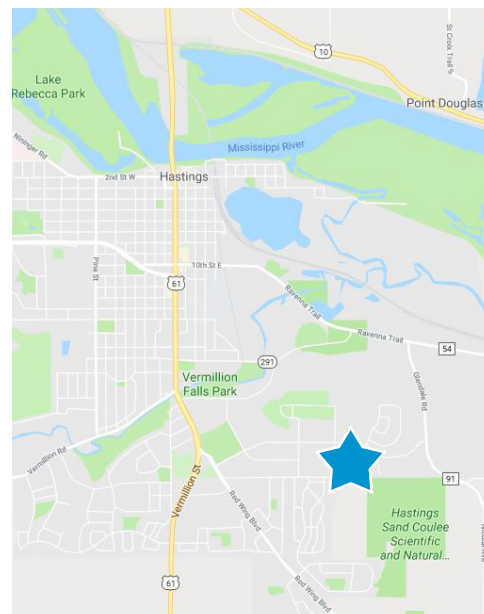
INDUSTRIAL SPACE FOR SALE OR LEASE >

2939 Enterprise Ave

Hastings, MN 55033



Accelerating success.



FOR SALE OR LEASE > OFFICE/WAREHOUSE

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 >

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2939 ENTERPRISE AVE > FLOOR PLAN

LEASED SUITE C:

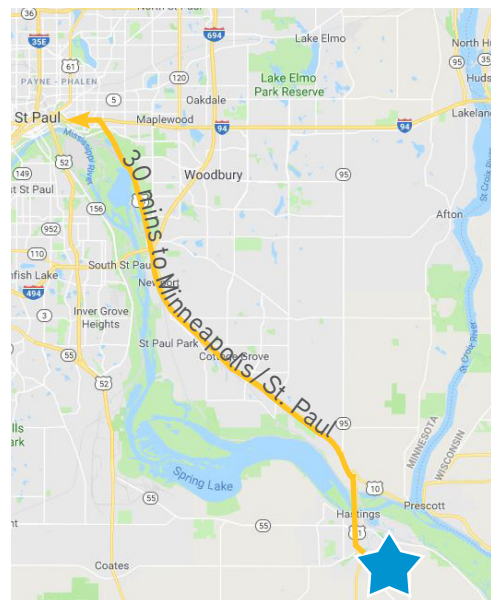
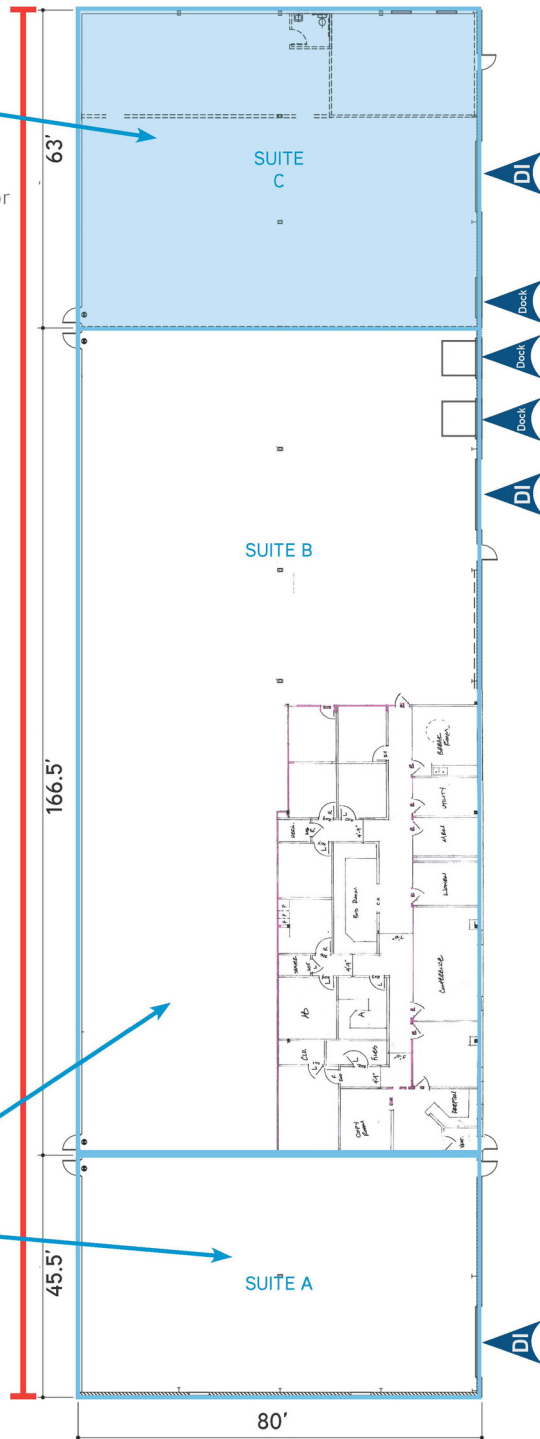
- 5,040 SF total
- 616 SF office
- 4,424 SF whse
- One (1) 14'x14' drive-in door
- One (1) dock door
- * Ability to terminate if building is purchased

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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2939 Enterprise Ave

Hastings, MN 55033

PROPERTY ADDRESS:

2939 Enterprise Ave
Hastings, MN

BUILDING SIZE:

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

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:

4,000 SF office
12,960 SF warehouse
16,960 SF total

- Two (2) drive-in doors
- Two (2) dock doors

Entire Building:

4,616 SF office
17,384 SF warehouse
22,000 SF total

- 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

2018 (EST) CAM & REAL ESTATE TAXES:

\$0.41 psf CAM
\$1.43 psf Real Estate Taxes
\$1.84 psf total

SALE PRICE:

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

PID:

19-32006-02-060

POWER:

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

AVG. UTILITY COST FOR SUITES A&B:

Gas: \$3,490 Annually (\$290.83/mo.)
Electric: \$5,720 Annually (\$476.67/mo)

LOT SIZE:

2.39 acres

YEAR BUILT:

2007

ZONING:

I-1 Industrial Park

AMENITIES:

- > 6" reinforced concrete floor
- > Newer construction



FOR MORE INFORMATION, CONTACT:

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