



Office/Warehouse/ Flex Space For Sale or Lease

4650-4670 CHURCHILL STREET
SHOREVIEW, MN

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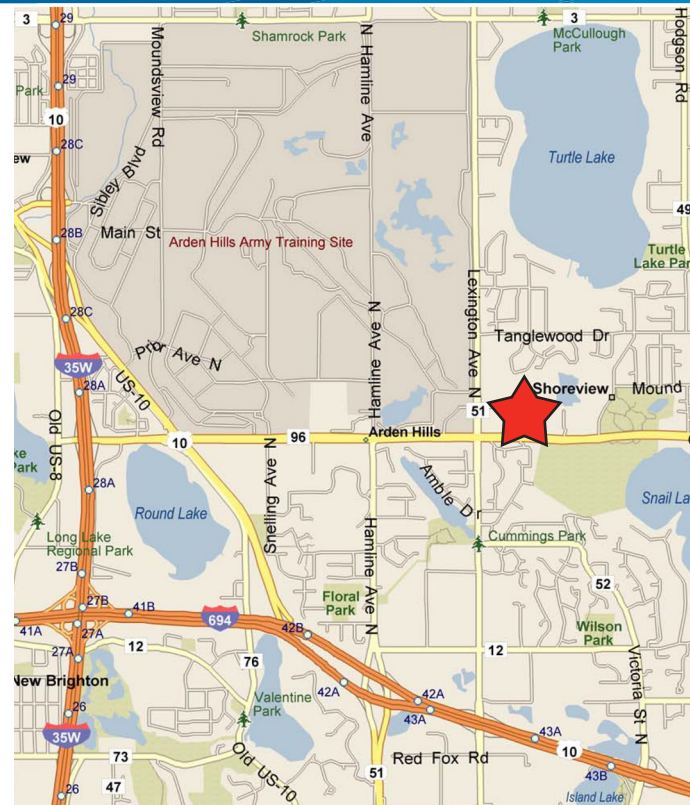
AMENITIES

- › 29,837 total square foot office/warehouse building
- › **ENTIRE BUILDING AVAILABLE, Divisible to three (3) suites:**
 - › **Suite #4650:** 13,729 total square feet; 8,388 square feet of high finish office space and 5,341 square feet of air-conditioned warehouse/tech space with one (1) dock and one (1) drive-in door
 - › **Suite #4660:** 10,074 total square feet; with 4,000 square feet of office space and 6,074 square feet of air-conditioned tech/warehouse space with two (2) docks
 - › **Suite #4670:** 6,034 total square feet with approximately 900 square feet of office space and 5,134 square feet of air-conditioned warehouse/tech space with one (1) dock
- › **Above spaces can be combined**
 - › 100% air-conditioned space
 - › High finish office space
 - › Large off street parking area and loading areas
 - › Locally owned and managed

FOR SALE OR LEASE >

Office/Warehouse/Flex Space

Address:	4650-4670 Churchill St Shoreview, MN
Building Size:	29,837 total SF
Currently Available	ENTIRE BUILDING AVAILABLE <ul style="list-style-type: none"> > <u>Suite 4650:</u> <ul style="list-style-type: none"> - 8,388 SF office - 5,341 SF air-conditioned warehouse/tech - 13,729 total SF - One (1) dock door and One (1) drive-in door > <u>Suite 4660:</u> <ul style="list-style-type: none"> - 4,000 SF office - 6,074 SF air-conditioned warehouse/tech - 10,074 total SF - Two (2) dock doors > <u>Suite 4670:</u> <ul style="list-style-type: none"> - 900 SF office - 5,134 SF air-conditioned warehouse - 6,034 total SF - One (1) dock door
Location	Nice NE suburban location just east of Lexington Avenue and north of Highway 96; convenient access to I-694, I-35W and I-35E
Net Rental Rates	\$9.75 per square foot office \$4.50 per square foot warehouse
2018 Est. CAM and RE Tax:	\$2.75 total per square foot
Sale Price:	\$2,200,000
Year Built	1979
Parking	Ample off-street parking



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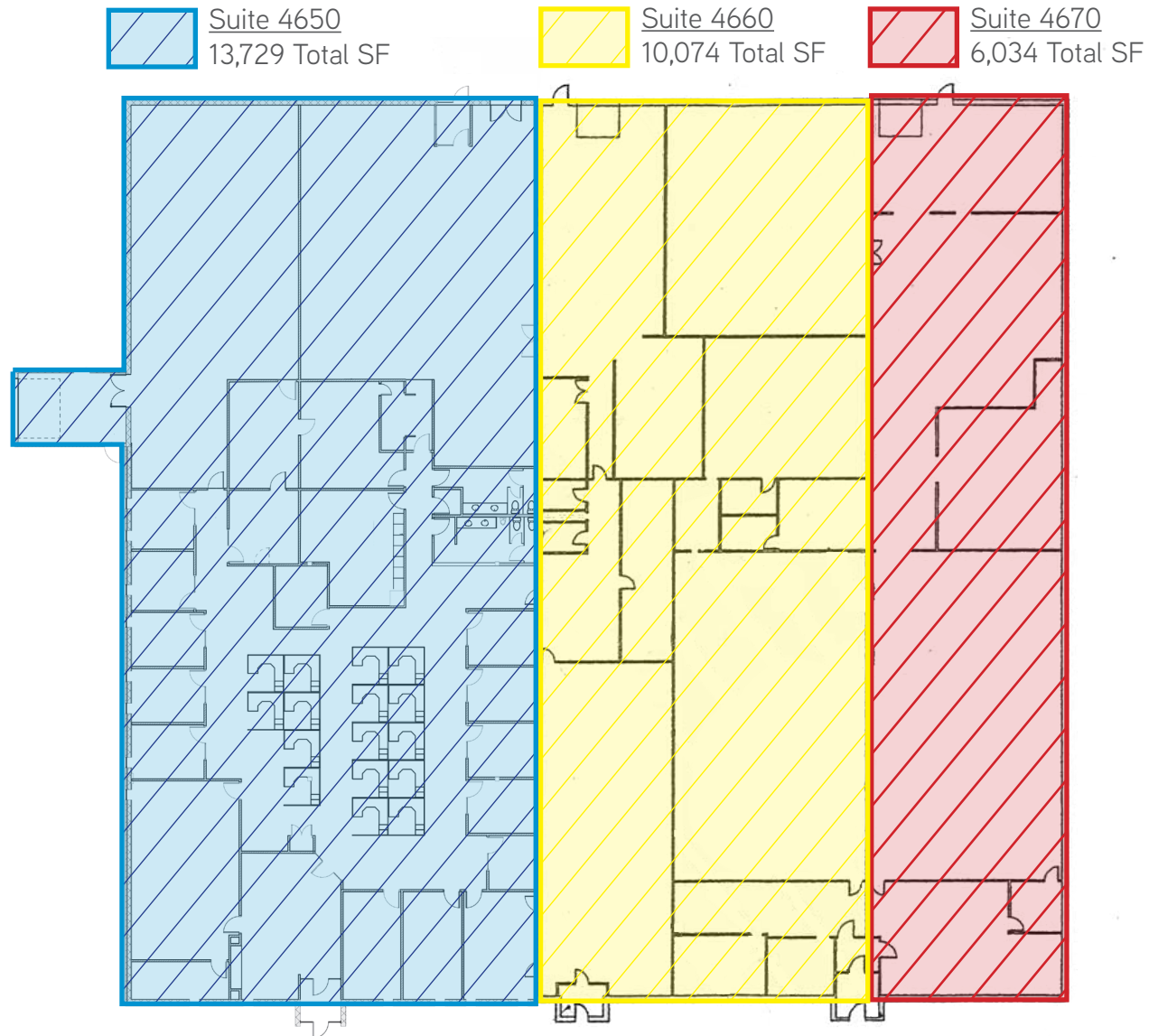
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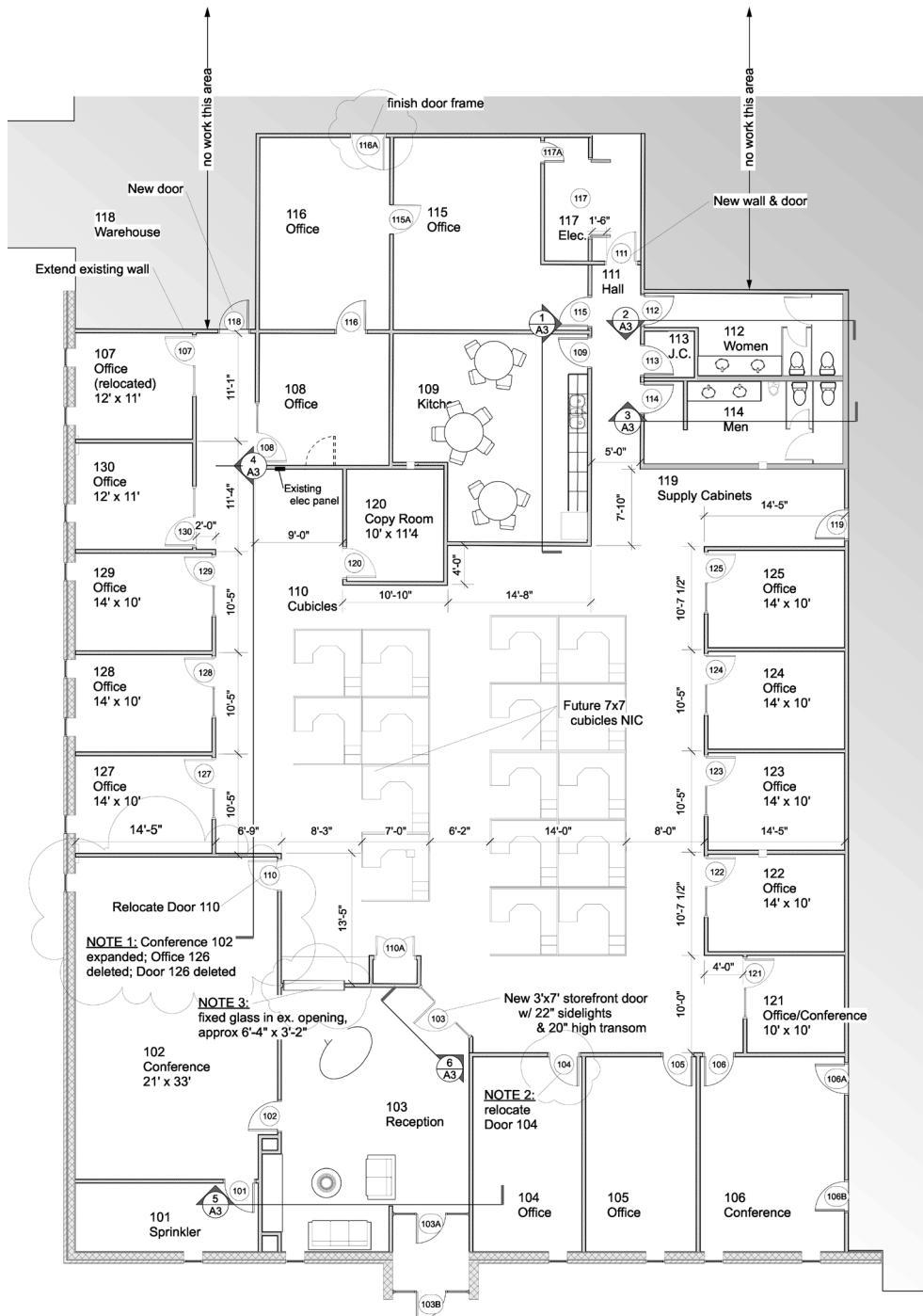
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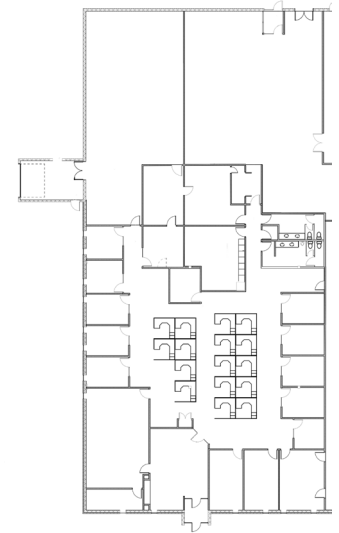
SHOREVIEW, MN



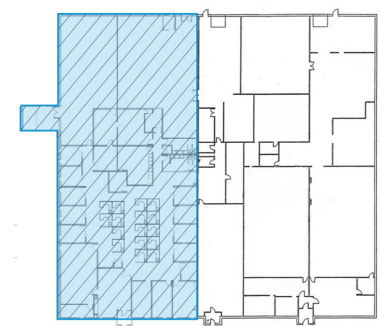
SUITE 4650 - OFFICE SPACE



Floor Plan



Key Plan



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4650-4670 CHURCHILL STREET PHOTOS

