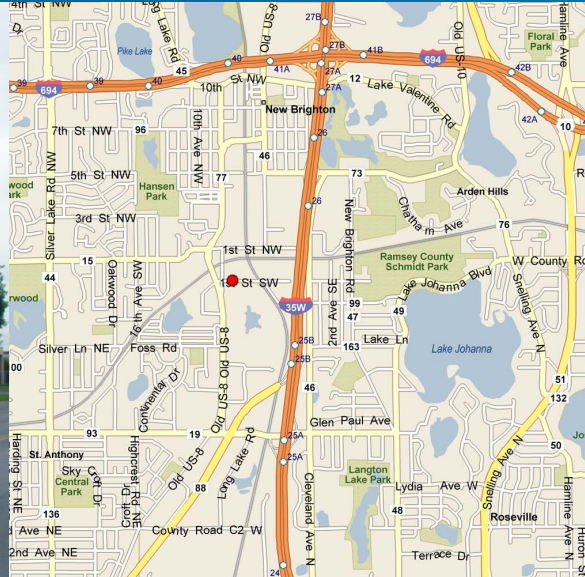


FOR LEASE > INDUSTRIAL SPACE



720 1st Street SW

NEW BRIGHTON, MINNESOTA



Building Amenities

- > 15,727 square foot warehouse/manufacturing space with many manufacturing upgrades
- > 1,323 square feet of office space
- > One (1) 12' x 10' drive-in door
- > 16' clear height
- > Make-up air system in warehouse
- > 400 Amps of 480 Volt Electrical
- > Great north central location with quick and easy access to Highway 8 and I-35W
- > \$5.25 PSF Gross Rate

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Architectural floor plan of the 1st floor of a building. The plan shows a large central warehouse area with two 2.5-ton crane rails. To the left is a break room, and to the right is an office area with restrooms and stairs. The building is adjacent to another building on the right. Dimensions are provided for various sections. A north arrow and a scale of 1/8" = 1'-0" are included. A legend identifies the 1st floor areas: Warehouse (13,778 U.S.F.), Office/Break Room (1,323 U.S.F.), and 2nd Floor Office Area (626 U.S.F.).



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