

Address

9942 Highway 10 NW Elk River, MN 55330

Building Size

- > 60,288 total square feet
- > Building is expandable by 20,000 square feet

Available Space

- > 800 square feet office
- > 4,200 square feet warehouse
- > 5,000 square feet total
- > One (1) dock door
- > One (1) drive-in door

Site

> 6.41 acres

Year Built

> 1997

Clear Height

> 17'

Amenities

- > 1/4 of outdoor storage available for lease
- > Excellent corporate image
- > Ample parking
- > Great visibility to Highway 10
- > Building signage available



FOR SUBLEASE

9942-9956 Highway 10 NW Elk River, MN 55330 🍣



Available For Sublease

Suite	Size	Comments
9942	5,000 sf	800 sf - office 4,200 sf - warehouse 5,000 sf - total > One (1) 10'x10' Drive-In Door > One (1) 10'x12' Dock Door

2017 Est. CAM & Taxes

\$1.92 psf - tax

\$0.66 psf - CAM

\$2.58 psf - total

Sublease Rates

Year One

\$4.75 per square foot office & warehouse

<u>Year Two</u> \$4.90 per square foot

office & warehouse

<u>Year Three</u> \$5.05 per square foot

office & warehouse

*Sublease expires August 31, 2019. Landlord will strongly consider direct leases.



Contact Us

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#1 #2 Outdoor Storage



