

FOR SUBLEASE

9942-9956 Highway 10 NW
Elk River, MN 55330



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

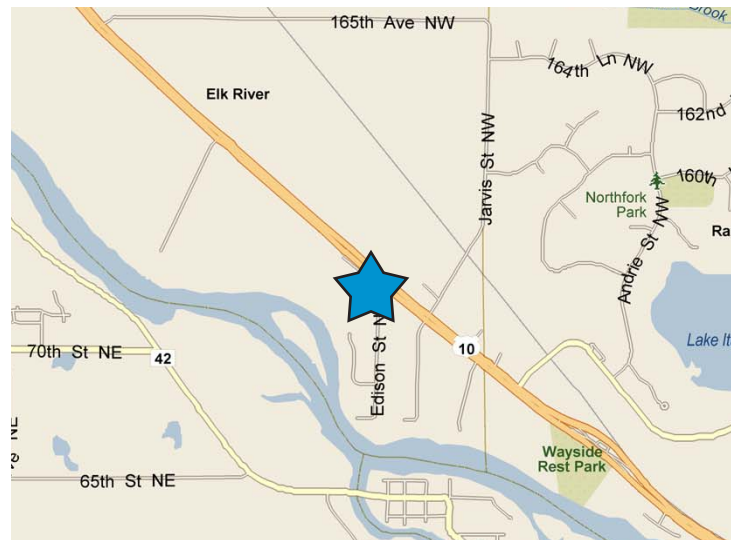
- > 1997

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



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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



Sublease Rates

Year One

\$4.75 per square foot
office & warehouse

2017 Est. CAM & Taxes

\$1.92 psf - tax
\$0.66 psf - CAM
\$2.58 psf - total

Year Two

\$4.90 per square foot
office & warehouse

Year Three

\$5.05 per square foot
office & warehouse

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

Contact Us

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