

FOR LEASE

9942-9956 Highway 10 NW
Elk River, MN 55330

Colliers
INTERNATIONAL



Address

9942-9956 Highway 10 NW
Elk River, MN 55330

Building Size

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

Site

- > 6.41 acres

Clear Height

- > 17'

Lease Rates

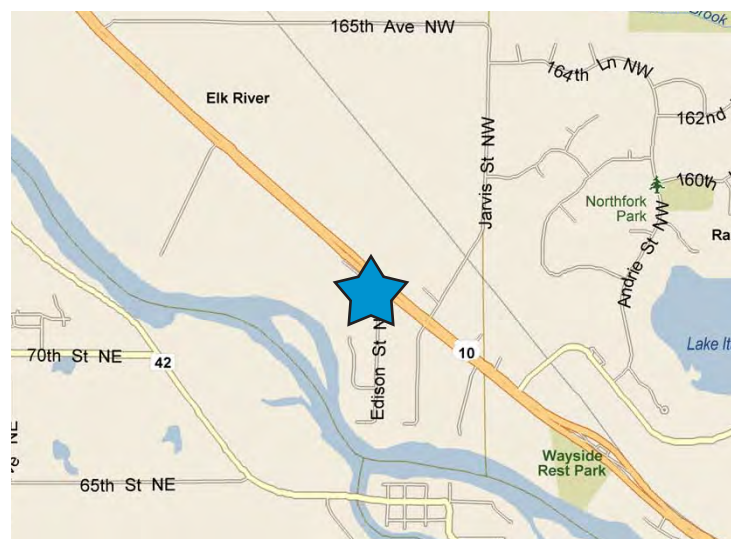
- > \$8.00 per square foot - office
- > \$4.00 per square foot - warehouse
- > \$0.50 per square feet for outdoor storage space

2018 Est. Tax & CAM

- > \$2.58 per square foot

Amenities

- > Spaces available of 5,000 & 7,500 square feet
- > 1/4 to 1/2 acre of outdoor storage available for lease
- > Multiple dock doors
- > Multiple drive-in doors
- > Excellent corporate image
- > Ample parking
- > Great visibility to Highway 10



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Available For Lease

Suite	Size	Comments
9942	5,000 sf	720 square feet - office 4,280 square feet - warehouse 5,000 square feet - Total > One (1) Drive-In Door > One (1) Dock Door
9956	7,500 sf	400 square feet - office 7,100 square feet - warehouse 7,500 square feet - total > One (1) 10' x 12' drive-in door > One (1) 8' x 10' dock door



Lease Rates

\$8.00 per square foot
office

\$4.00 per square foot
warehouse

\$0.50 per square foot
outdoor storage

2018 Est. CAM & Taxes

\$1.92 per square foot - tax
\$0.66 per square foot - CAM
\$2.58 per square foot - total

Contact Us

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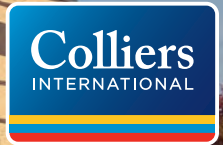
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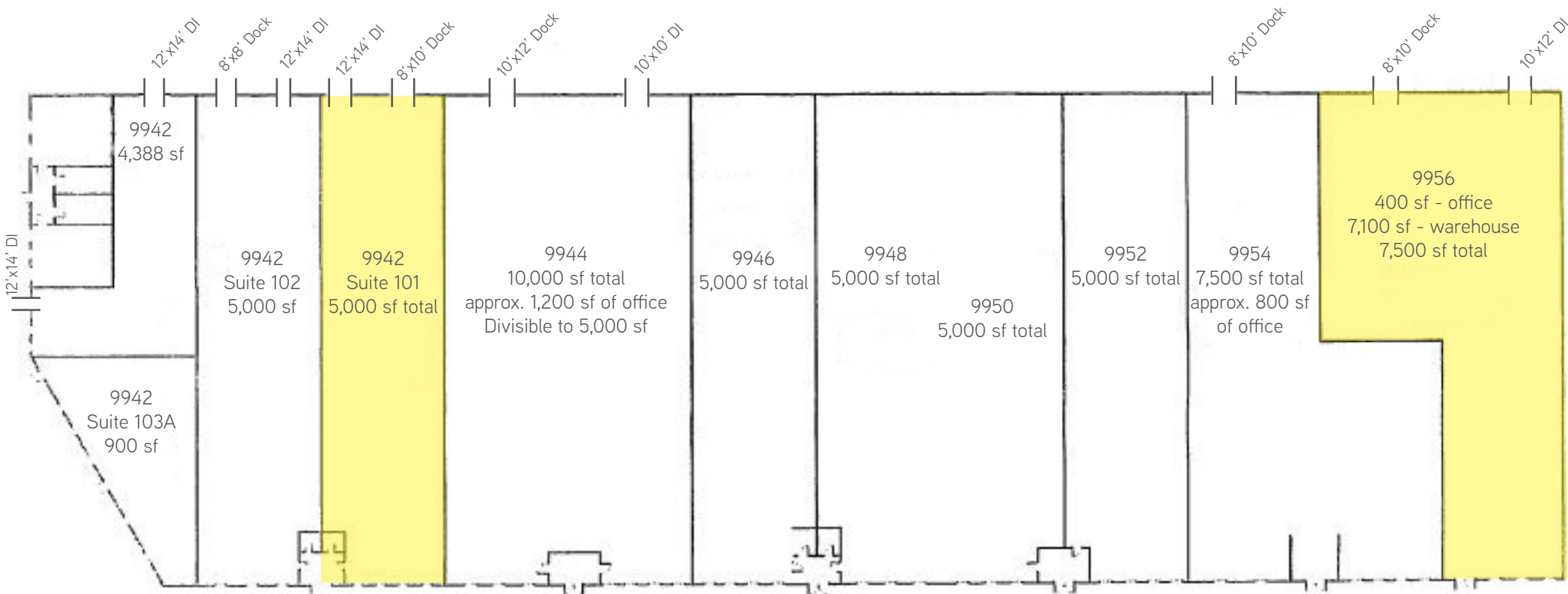
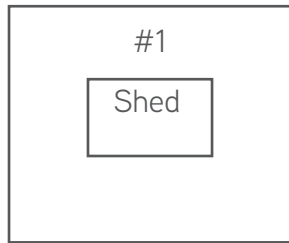
Suite 9942



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Lease Rates:

\$8.00 per square foot - office

\$4.00 per square foot - warehouse

\$0.50 per square foot - outdoor storage

Tax/CAM:

\$2.58 per square foot

