

INDUSTRIAL SPACE FOR LEASE >

Elm Creek Commerce Center II

8600 109th Avenue North | Champlin, MN 55316

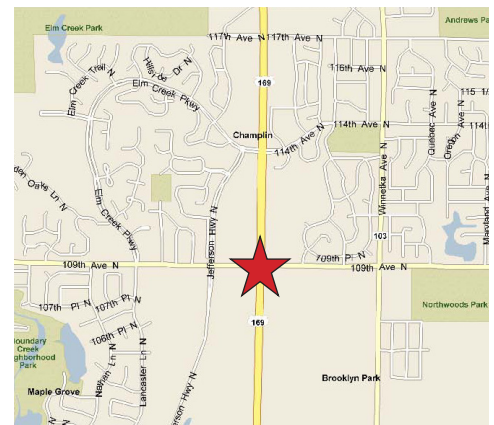


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BUILDING AMENITIES

- > 97,261 total square foot building
- > Built in 1996
- > Twelve (12) dock doors and two (2) drive-in doors
- > 24' clear height
- > Outstanding visibility and access to Highway 169



CONTACT US

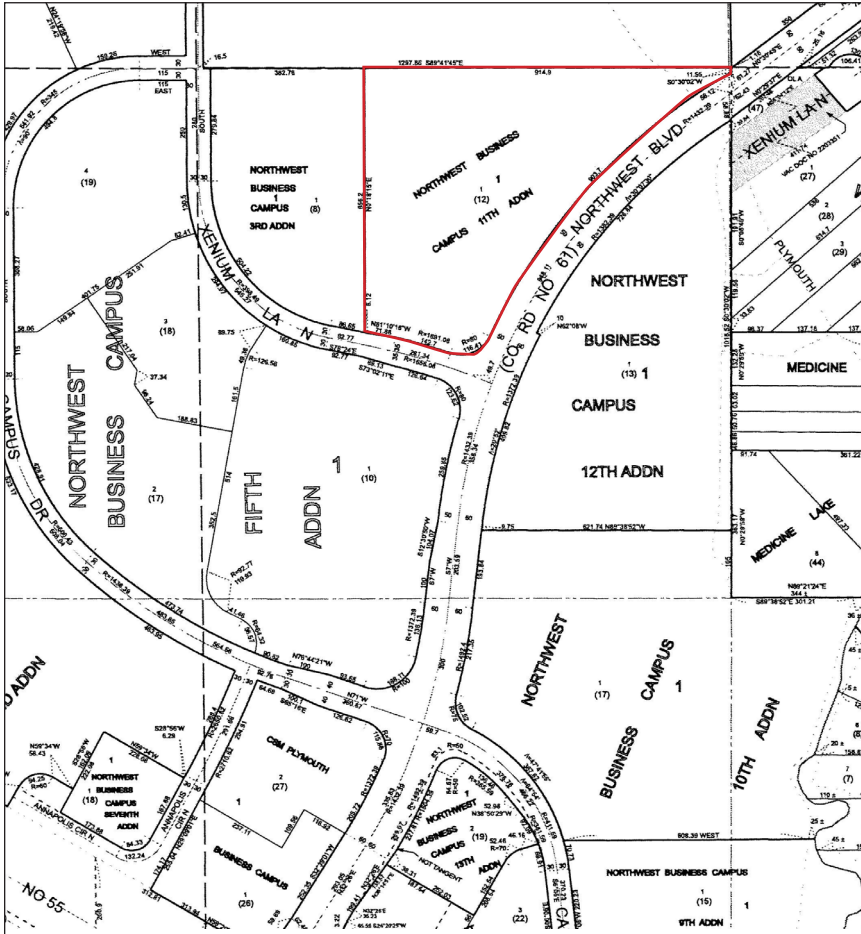
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ELM CREEK COMMERCE CTR II > SITE PLAN



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Colliers International | Minneapolis-St. Paul | 4350 Baker Road, Suite 400, Minnetonka, MN 55343 | colliers.com/msp

Elm Creek Commerce Center II

8600 109th Avenue North | Champlin, MN 55316

PROPERTY ADDRESS:

8600 109th Avenue North
Champlin, MN 55316

BUILDING SQUARE FEET:

97,261 square feet total

CURRENTLY AVAILABLE:

SUITE 100: AVAILABLE 9/1/18

45,160 square feet total

7,296 square feet office

37,864 square feet warehouse

- Six (6) docks
- One (1) drive-in
- 450 AMP, 480 v, 3-phase power

YEAR BUILT:

1996

CLEAR HEIGHT:

24'

LIGHTING:

6-lamp, fluorescent high bay
fixtures

NET RENTAL RATES:

\$9.50 psf office

\$4.50 psf warehouse

2018 EST. CAM & RE TAXES:

\$1.61 psf CAM

\$1.85 psf RE Taxes

\$3.46 psf Total

AMENITIES:

- End cap spaces
- Easy access off Hwy 169
- Ample parking
- Large truck cort



FOR LEASING INFORMATION, CONTACT:

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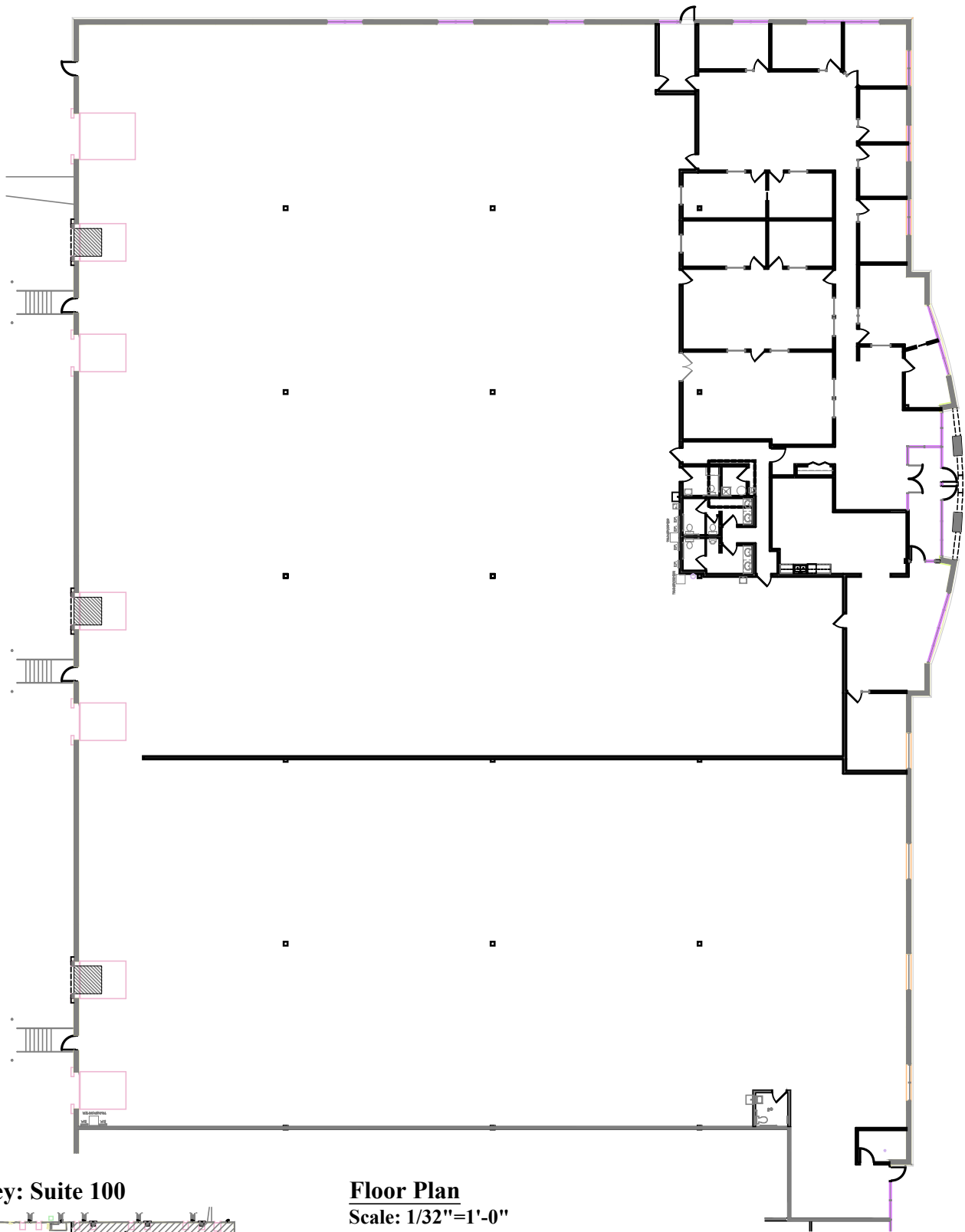
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Building Key: Suite 100



Floor Plan Scale: 1/32"=1'-0"

Office	= 7,296 Sq. Ft.
Warehouse	= 37,864 Sq. Ft.
Total	= 45,160 Sq. Ft.



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Suite 100

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Leased By:



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