

White Bear Lake | MN 55110
1607 9th Street | Out Building



FOR LEASE



PROPERTY HIGHLIGHTS

- 4,200 square foot metal building, suitable for warehouse, manufacturing or storage
- 9' clear height
- 1 drive-in loading
- Heavy power 200amps/240volts
- I-2 General Industrial zoning
- New exterior
- Comcast internet access
- Located in the NEQ of White Bear Pkwy and Otter Lake Rd



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

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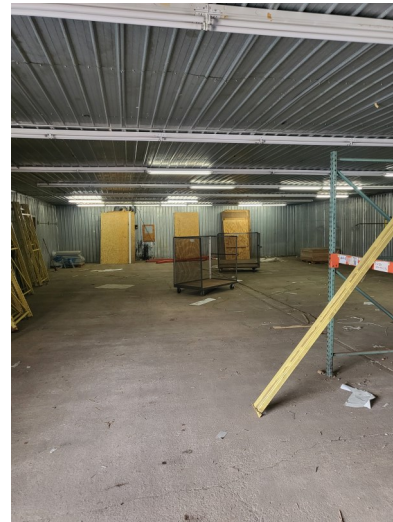


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AVAILABLE FOR LEASE

SUITE B: (METAL BUILDING)

4,200 SF of warehouse
1 office
9' clear height
1 restroom renovated
2nd restroom roughed in or can convert to office
2 drive-in loading (7' 9" x 8' 8" door and 7' 9" x 15' 9" door)
Hanging gas heater



GROSS LEASING RATES

\$12.00 PSF
(Plus utilities)



ESTIMATED MONTHLY RENT

Suite	Total SF	Gross Warehouse PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/Month	Total/Month
B	4,200	\$12.00	\$4,200	-	-	\$4,200

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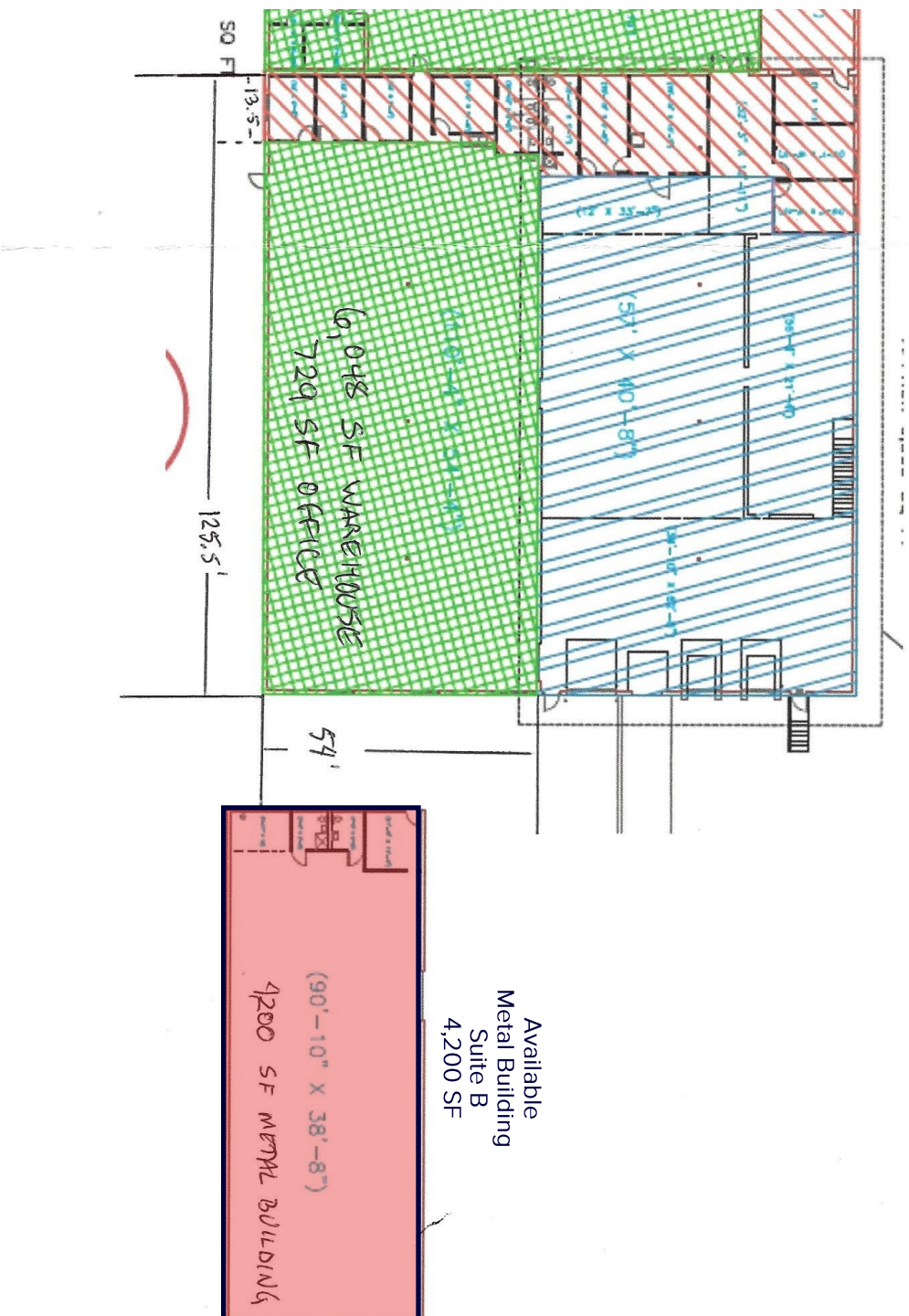


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