

White Bear Twp | MN 55110
2360-2370 County Road J

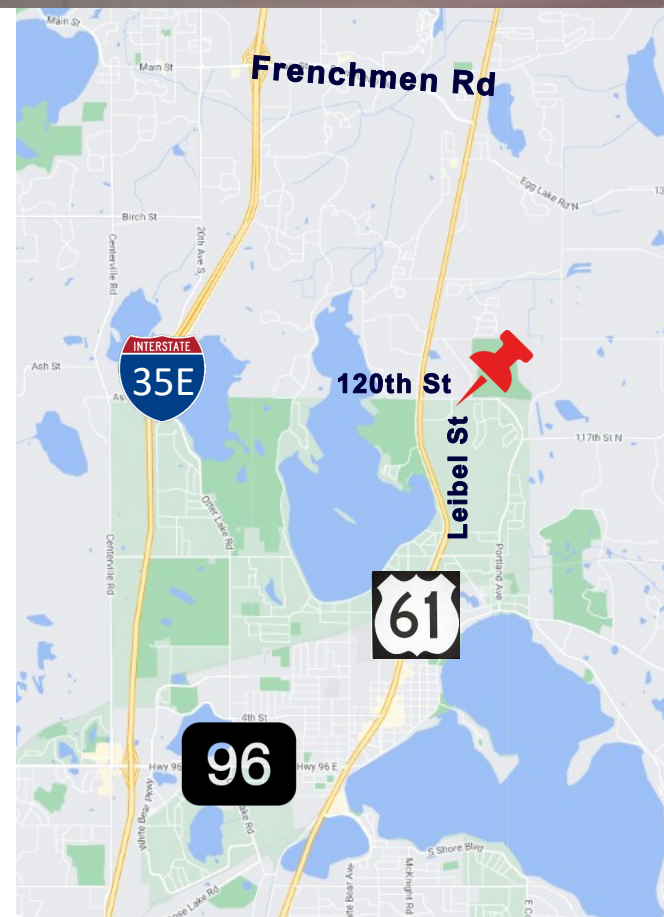


For Sale

\$1,600,000

PROPERTY HIGHLIGHTS PRICED FOR OWNER OCCUPANT

- 12,276 SF total
 - Two 4,950 SF multi-tenant office/warehouse buildings
 - 2,376 SF 8 bay storage/garage building in back.
- 14' clear height
- Drive-in loading (10'x12')
- Built in 2000
- In-floor heat entire building
- Air conditioning in office area only
- Trench drains and flammable waste traps
- Outside fenced storage
- Outside security system
- Each bay has 200 amps
- Sprinkler system for lawn
- Zoned I-1 Light Industrial
- Access to Highway 61 via 120th Street North



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For Sale

SUITES

2360 COUNTY ROAD J

SUITE 100:

2,000 total square feet
Lease expires 3/31/2026

SUITE 101:

1,500 total square feet
Lease expires 3/31/2026

SUITE 102:

1,500 total square feet
Lease expires 3/31/26

2370 COUNTY ROAD J

SUITE 103:

1,500 total square feet
Lease expires 3/31/2026

SUITE 104:

1,500 total square feet
Lease expires 3/31/2026

SUITE 105:

2,000 total square feet-all office
3/31/2026

ASKING PRICE

\$1,600,000

2025 ESTIMATED TAX AND CAM

\$52,500 estimated payable for 2026, based on lower tax value

\$3.45 per square foot estimated common area expenses



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

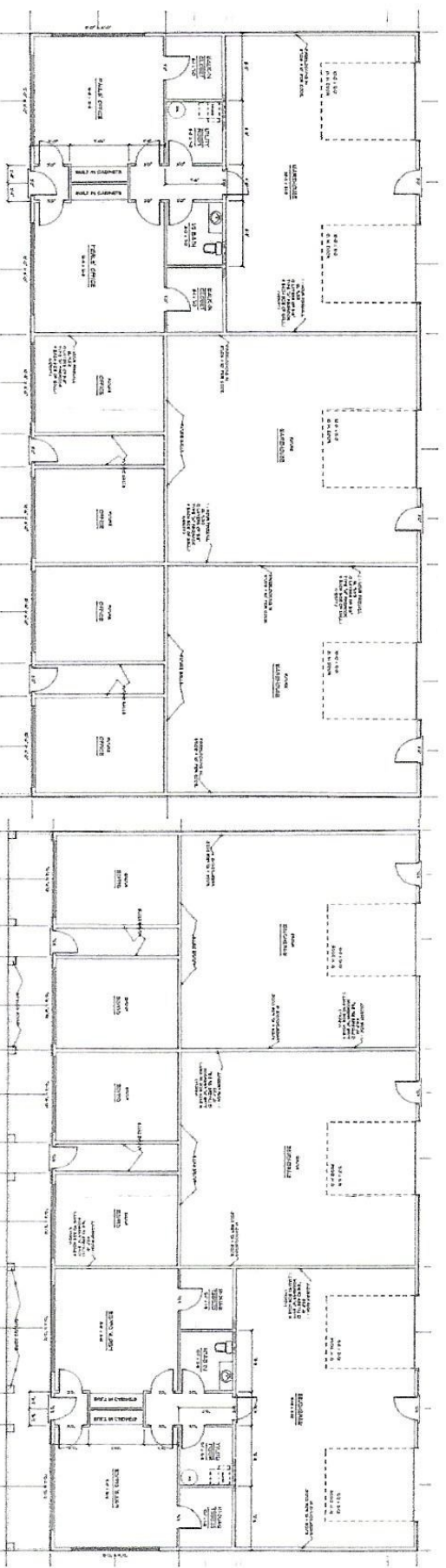


Mike Brass
612-750-4312
mike@mikebrass.com

White Bear Township | MN 55110
2360-2370 County Road J



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