

Little Canada | MN 55117
2885 Country Drive



For Lease



PROPERTY HIGHLIGHTS

- 32,670 SF multi-tenant, office/warehouse building
- Drive-in and dock loading
- 14'-16' clear height
- 9' ceilings in office
- Freeway visibility
- Convenient access to I-35E via Country Drive and Little Canada Road



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



Mike Brass
612-750-4312
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2885 Country Drive



For Lease

AVAILABLE FOR LEASE

SUITE 110:

1,000 Square Feet of Office
\$12.00 PSF for Office

SUITE 135-140:

6,415 Square Feet Total
2,125 Square Feet of Office
4,290 Square Feet of Warehouse
1 Dock door
14' Clear height

NET LEASING RATES

\$10.00 PSF for Office
\$6.00 PSF for Warehouse

2025 ESTIMATED TAX AND CAM

\$2.92 PSF for Tax
\$2.34 PSF for CAM
\$5.26 TOTAL PSF

ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/ Month
110	1,000	1,000	-	\$12.00	-	\$1,000	\$5.26	\$438	\$1,438
135-140	6,415	2,125	4,290	\$10.00	\$6.00	\$3,916	\$5.26	\$2,812	\$6,728

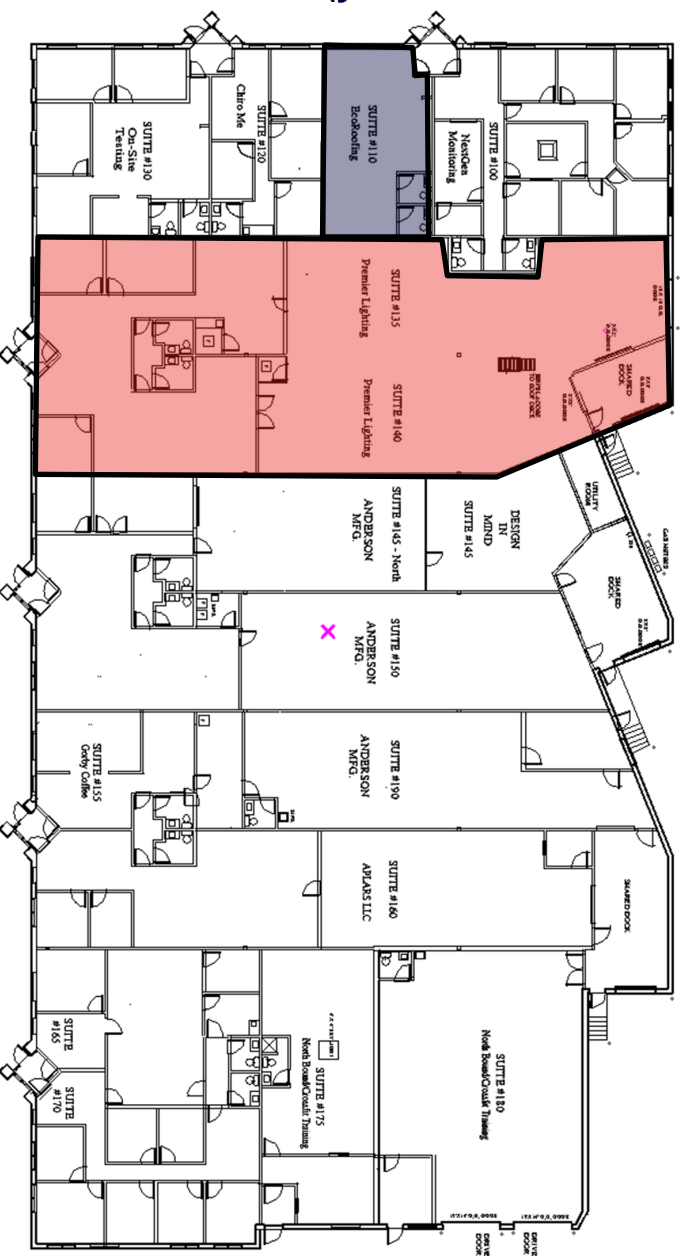
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Suite 110
1,000 SF of Office**



KANDICE HEIGHTS I
LITTLE CANADA RD & INTERSTATE 35E
LITTLE CANADA, MINNESOTA

BUILDING FLOOR PLAN - TENANTS

SCALE 1/8" = 1'-0" 32,670 SQ FT

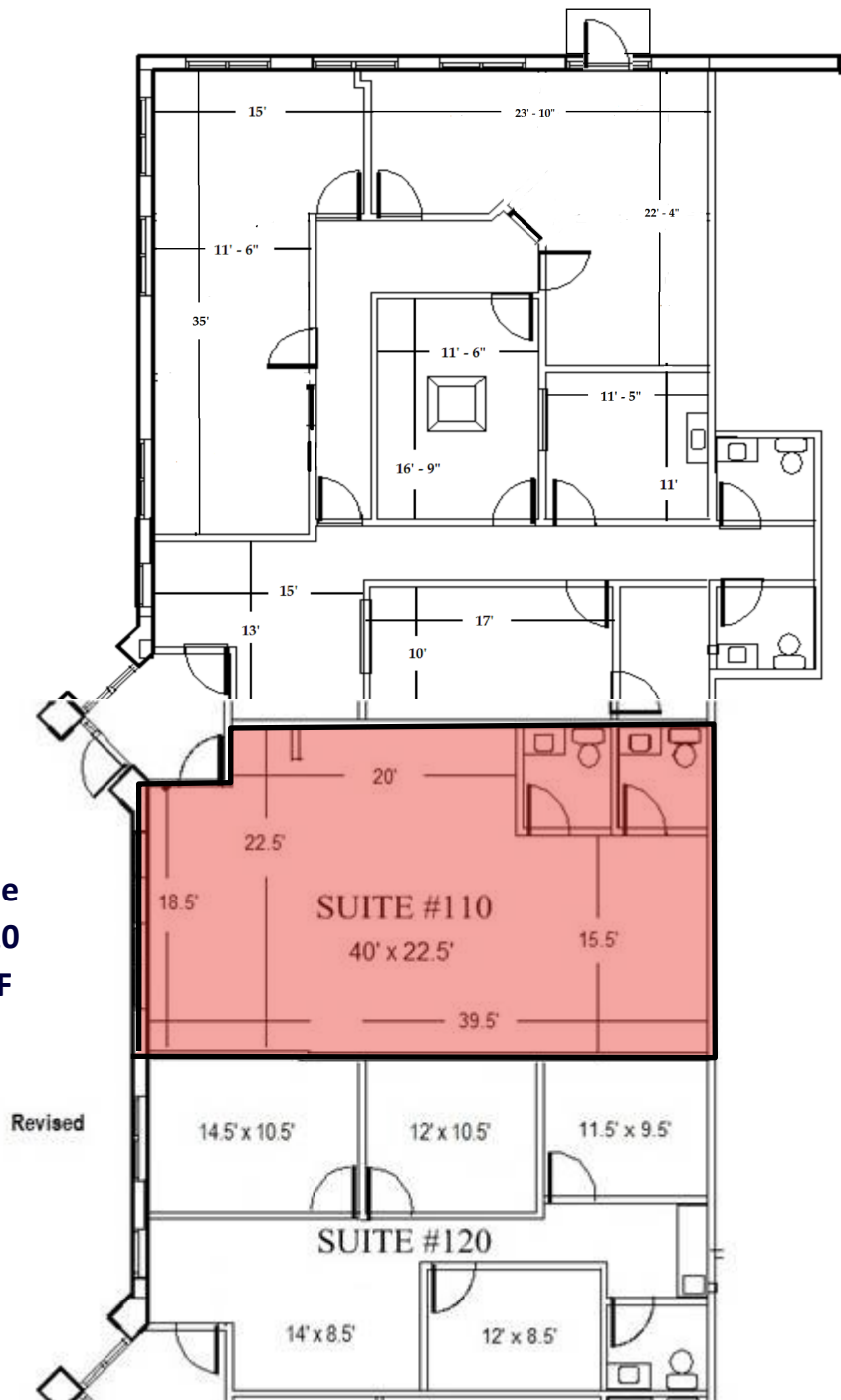
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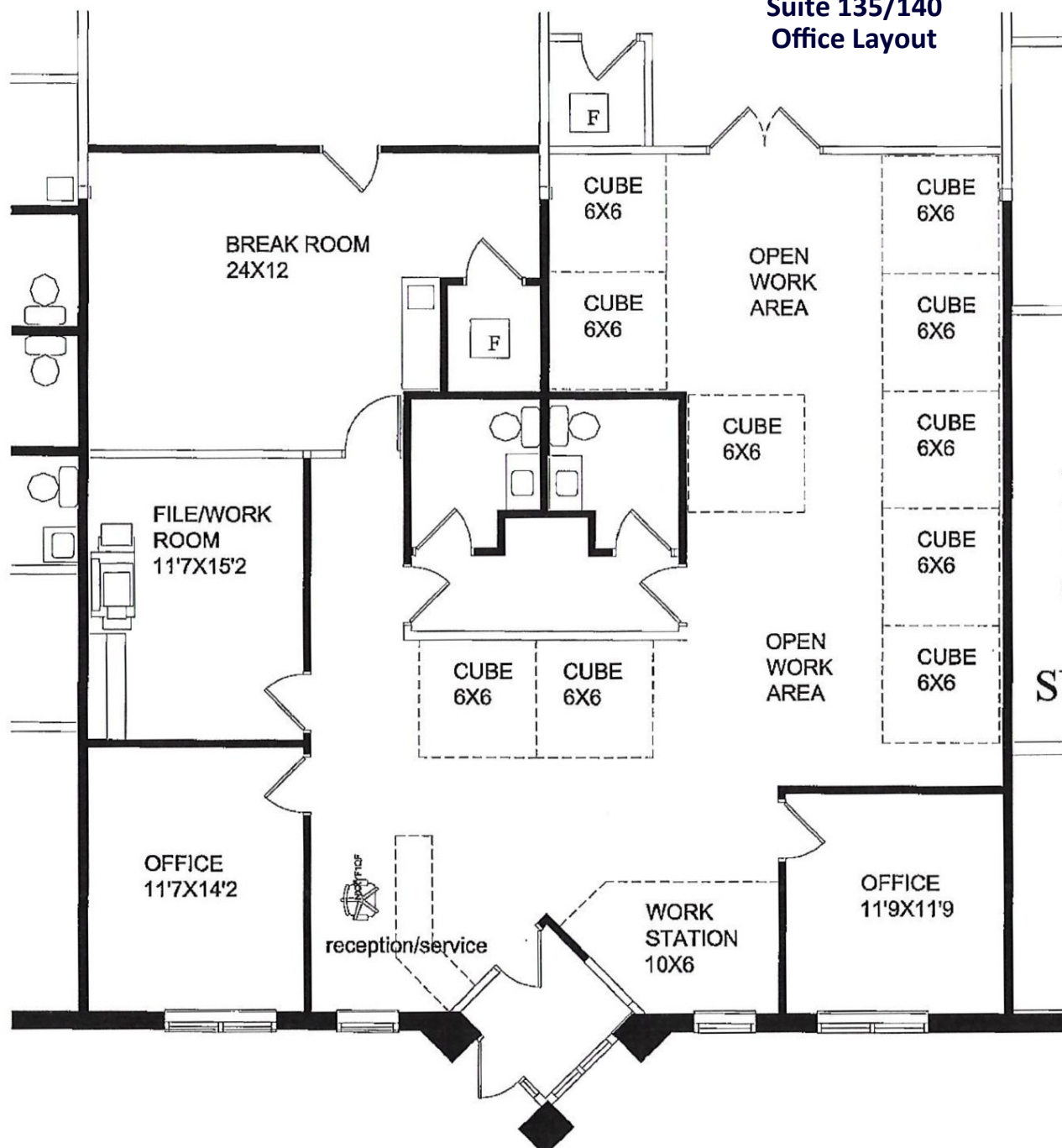
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For Lease

Available
Suite 135/140
Office Layout



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