

White Bear Lake | MN 55110
1781 Buerkle Circle



For Lease



PROPERTY HIGHLIGHTS

- 10,794 SF multi-tenant, office/warehouse building
- 16' clear height
- Dock loading
- Sprinklered
- T-8 lighting
- Roof top, gas forced air HVAC system
- Zoned I-2 General Industrial
- Convenient access to I-694 via Buerkle Road to White Bear Avenue or Highway 61

PRIME LOCATION. EASY ACCESS.

Conveniently located off Highway 61 just minutes from I-694, offering seamless access to the Twin Cities metro and beyond.



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



Mike Brass
612-750-4312
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AVAILABLE FOR LEASE

SUITE A:

3,015 total square feet

1,435 SF of office

1,580 SF of warehouse

1 Shared dock

NET LEASING RATES

\$10.50 PSF for Office

\$6.50 PSF for Warehouse

2026 ESTIMATED TAX AND CAM

MAIN FLOOR

\$3.35 PSF for Tax

\$2.17 PSF for CAM

\$5.52 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
A	3,015	1,435	1,580	\$10.50	\$6.50	\$2,111	\$5.52	\$1,387	\$3,498

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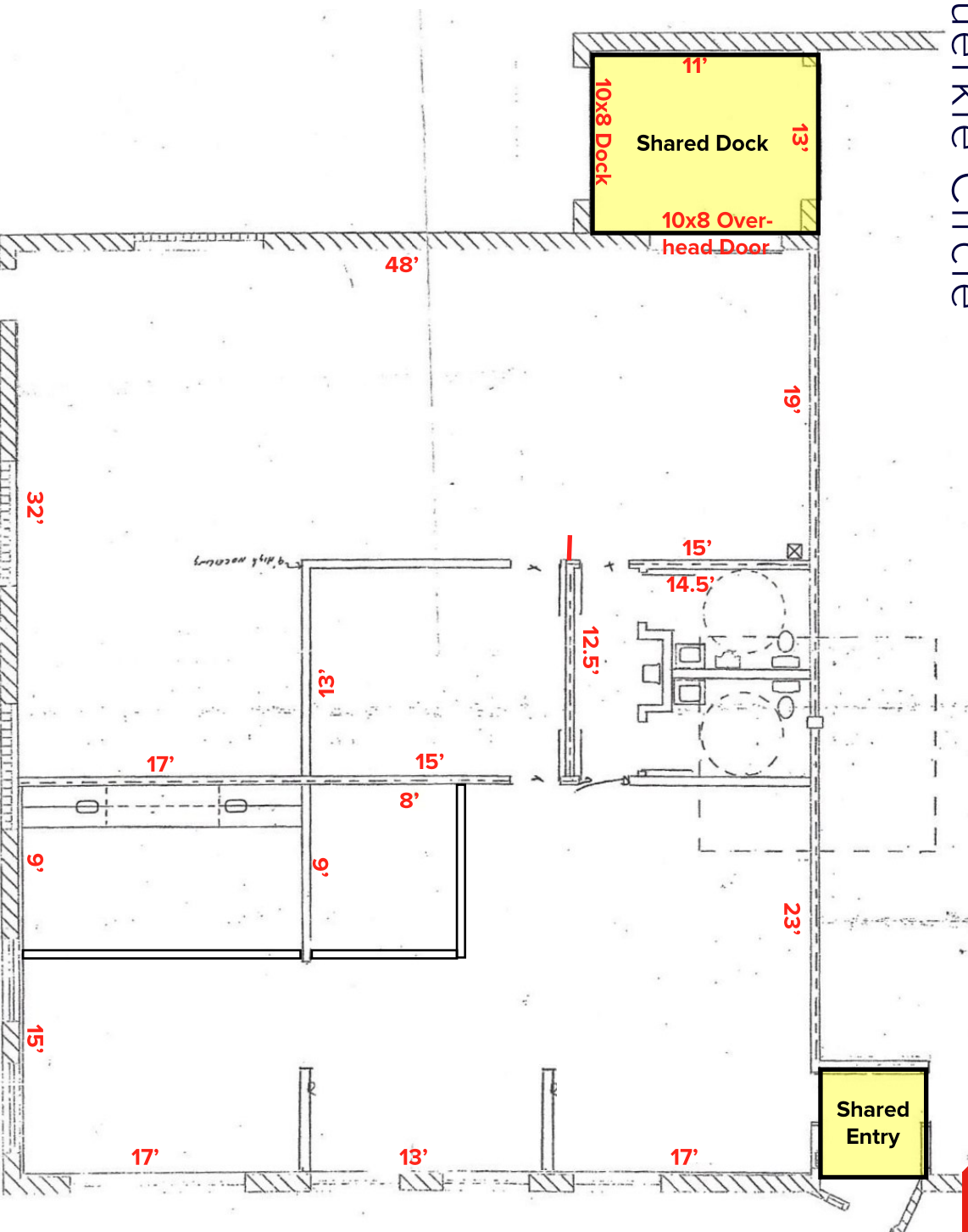
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Available
Suite A
3,015 SF

Measurements
are approximate.
Not to scale.



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