

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
- Sprinklered
- 9' ceilings in office
- Build in 1990
- 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
mike@mikebrass.com

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2885 Country Drive



For Lease

AVAILABLE FOR LEASE

SUITE 110:

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

SUITE 130:

1,560 Square Feet of Office
3 private offices
\$12.00 PSF for office

2026 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
130	1,560	1,560	-	\$12.00	-	\$1,560	\$5.26	\$684	\$2,244

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

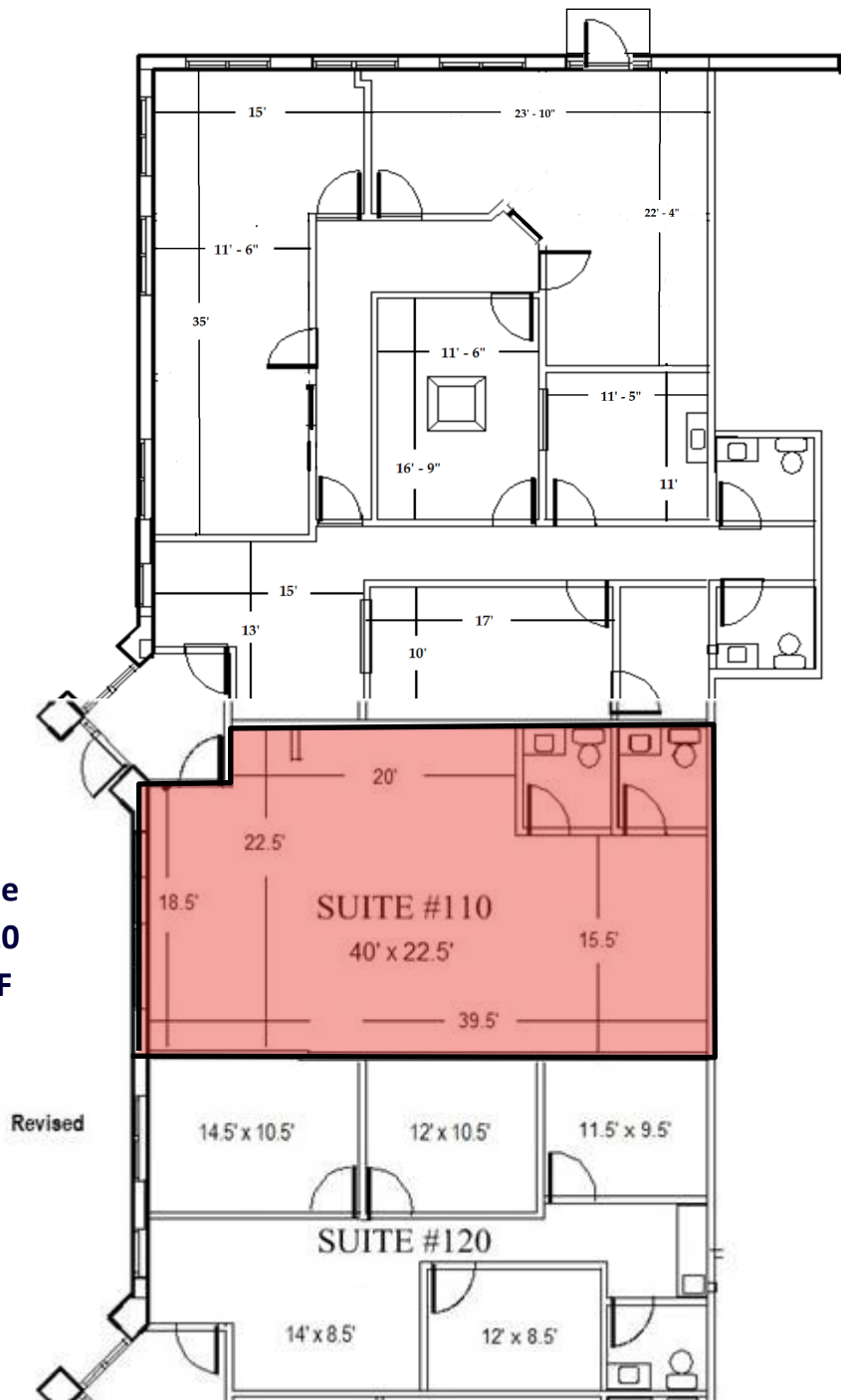
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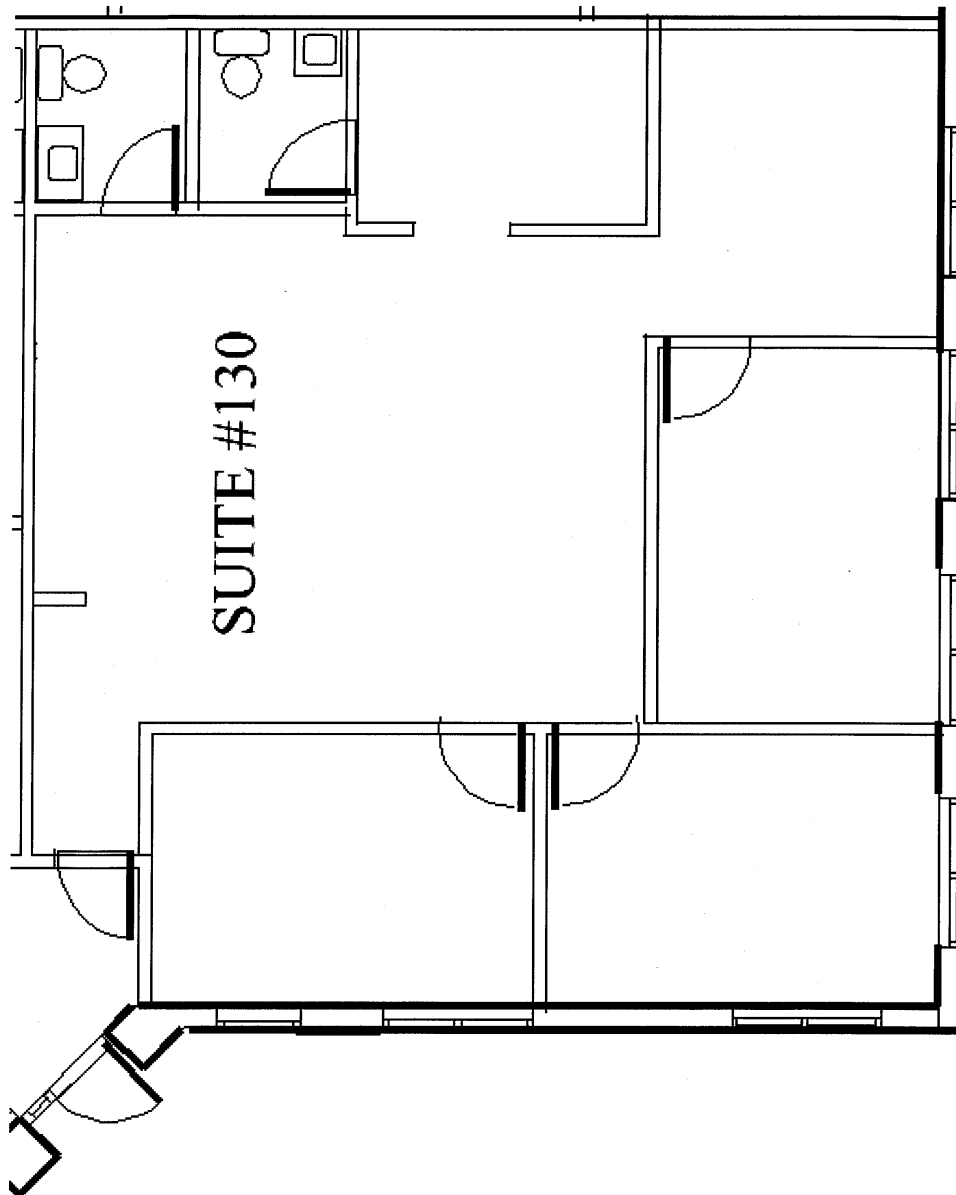
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