



Office / Warehouse Space for Lease

**1185 WILLOW LAKE BLVD
VADNAIS HEIGHTS, MN 55110**

Building Size:

Approx. 95,000 SF Total

Available Space:

Approx. 5,000 SF- Office

Approx. 10,000 SF- Tech

Approx. 15,000 SF - Total

Lease Rate:

Negotiable

Property Highlights:

- Approx. 95,000 total building square feet comprised of cleanroom, laboratory, office, light manufacturing and storage
- 1200 tons of cooling capacity
- Four boilers- (2) 100 HP and (2) 60 HP
- Dual electrical services (2500 & 2000 KVA)
- Diesel-powered backup generator (500 KVA)
- Four water lines- (2) 8 inch and (2) 2 inch
- Floor drains
- Compressed air
- Fiber optic internet in street
- Approx 210 total parking spaces

For information, please contact:

Dan Friedner

Managing Director

t 612-430-9991

dan.friedner@nmrk.com

Jay Chmielecki

Managing Director

t 612-430-9982

jay.chmielecki@nmrk.com

Patrick Cullen

Associate

t 612-430-9995

patrick.cullen@nmrk.com

100 South Fifth St, Suite 2100
Minneapolis, MN 55402

nmrk.com

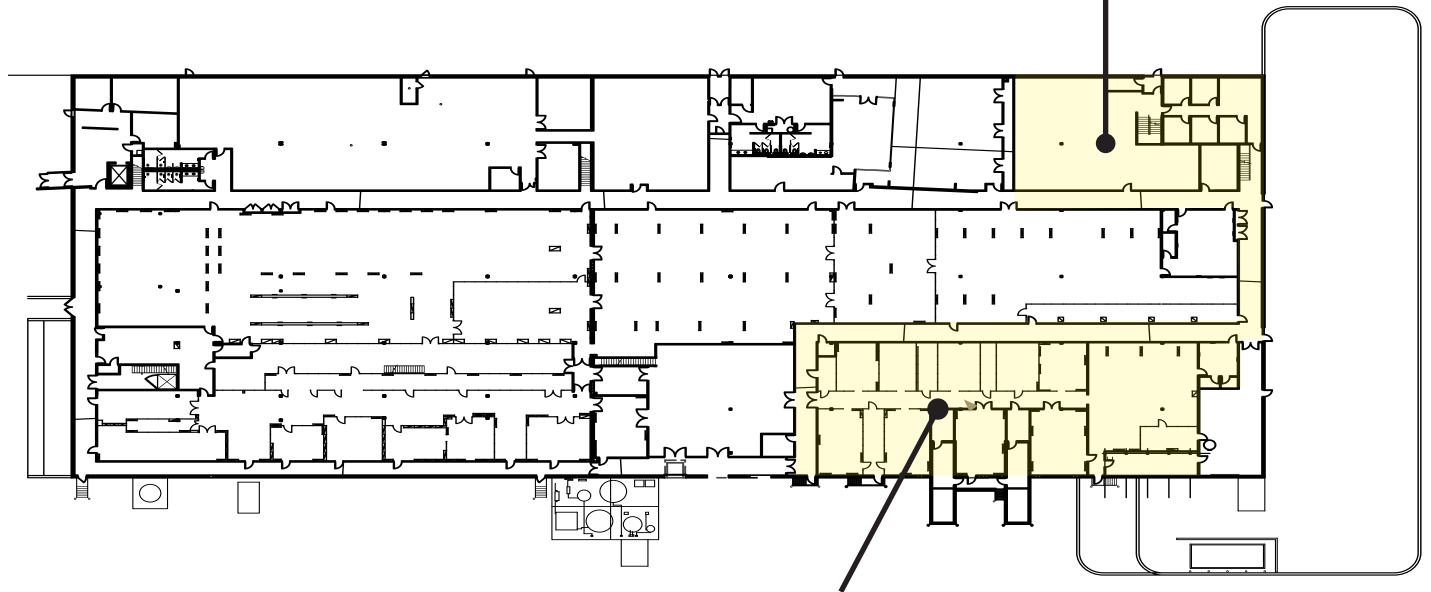
NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

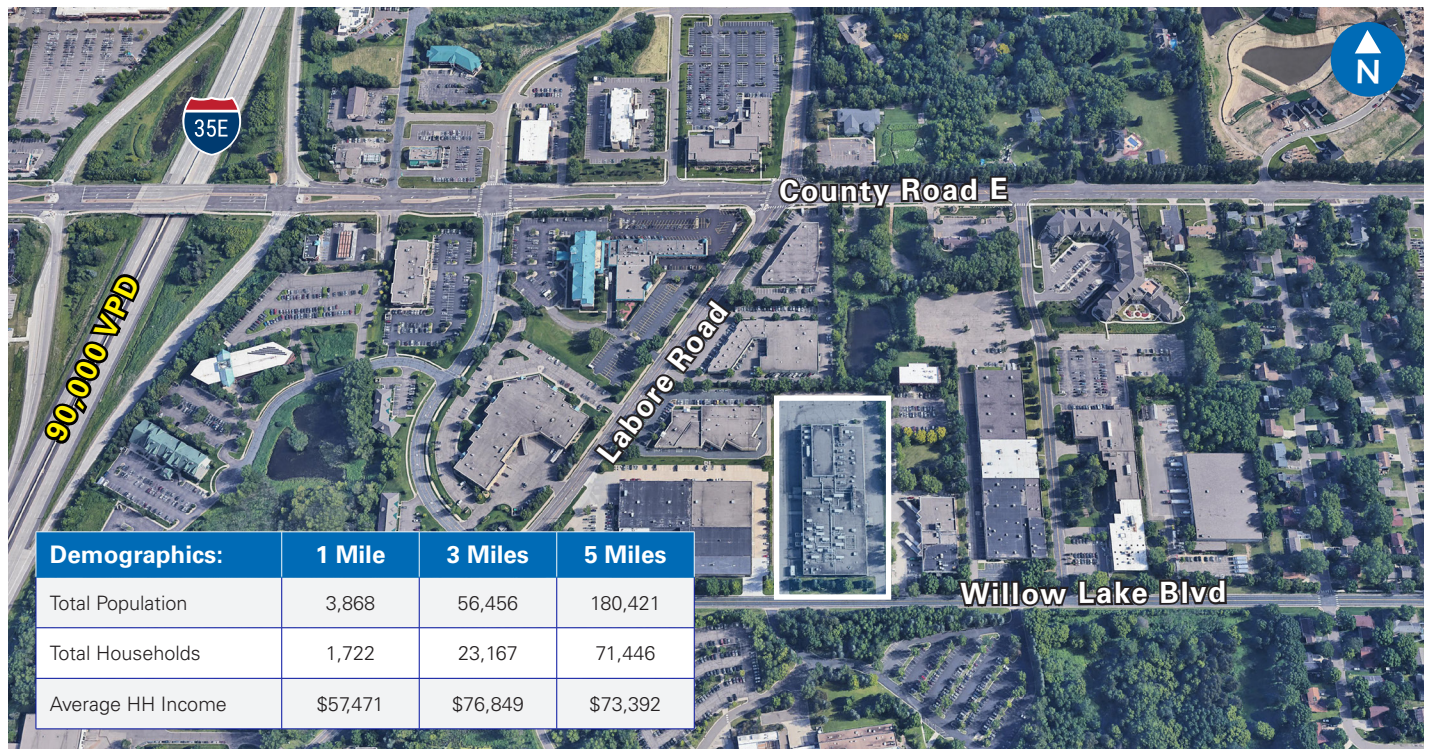
1185 WILLOW LAKE BLVD | VADNAIS HEIGHTS, MN 55110

FLOOR PLAN

APPROX. 5,000 SF OFFICE



APPROX. 10,000 SF TECH



Dan Friedner
Managing Director

t 612-430-9991
dan.friedner@nrmk.com

nrmk.com

Jay Chmielecki
Managing Director

t 612-430-9982
jay.chmielecki@nrmk.com

Patrick Cullen
Associate

t 612-430-9995
patrick.cullen@nrmk.com