

### Available For Lease: 19,400 sq. ft.

- ✓ Located in Rush City Industrial Park. The park employs 700+ people.
- ✓ Transportation Features: 1 mile from Interstate 35, adjacent to St. Croix Vally Railroad, 1 mile from Rush City Regional Airport with a lighted and paved 4,400-foot runway.
- ✓ 51 miles to I694 via I35
- ✓ 98 miles to Duluth via I35
- ✓ Outside Storage Permitted

**\*AVAILABLE NOVEMBER 1, 2024\***



# For Lease - Quality Manufacturing/Warehouse Space

1325 Frandsen Ave South, Rush City, MN 55069

**Available Space:** 19,400 sq. ft. Total  
18,400 sq. ft. Warehouse/Manufacturing  
1,000 sq. ft. Office Area

**Features:** 20' Clear with 40' x 40' Column Grid  
Heavy Power for Manufacturing  
Space is 100% Air Conditioned  
5 Ton Overhead Crane  
(1) Interior Dock  
(4) Oversized Drive-in Doors  
Outside Storage Permitted

**Lease Rates:** \$6.50 Per Sq. Ft. Base Rent  
\$1.93 Per Sq. Ft. OPEX

**\*AVAILABLE NOVEMBER 1, 2024\***



For Lease - Quality Manufacturing/Warehouse Space

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[www.copperwoodmn.com](http://www.copperwoodmn.com)

684 Excelsior Blvd | Suite 210 | Excelsior, MN 55331

**Tom Bissen**

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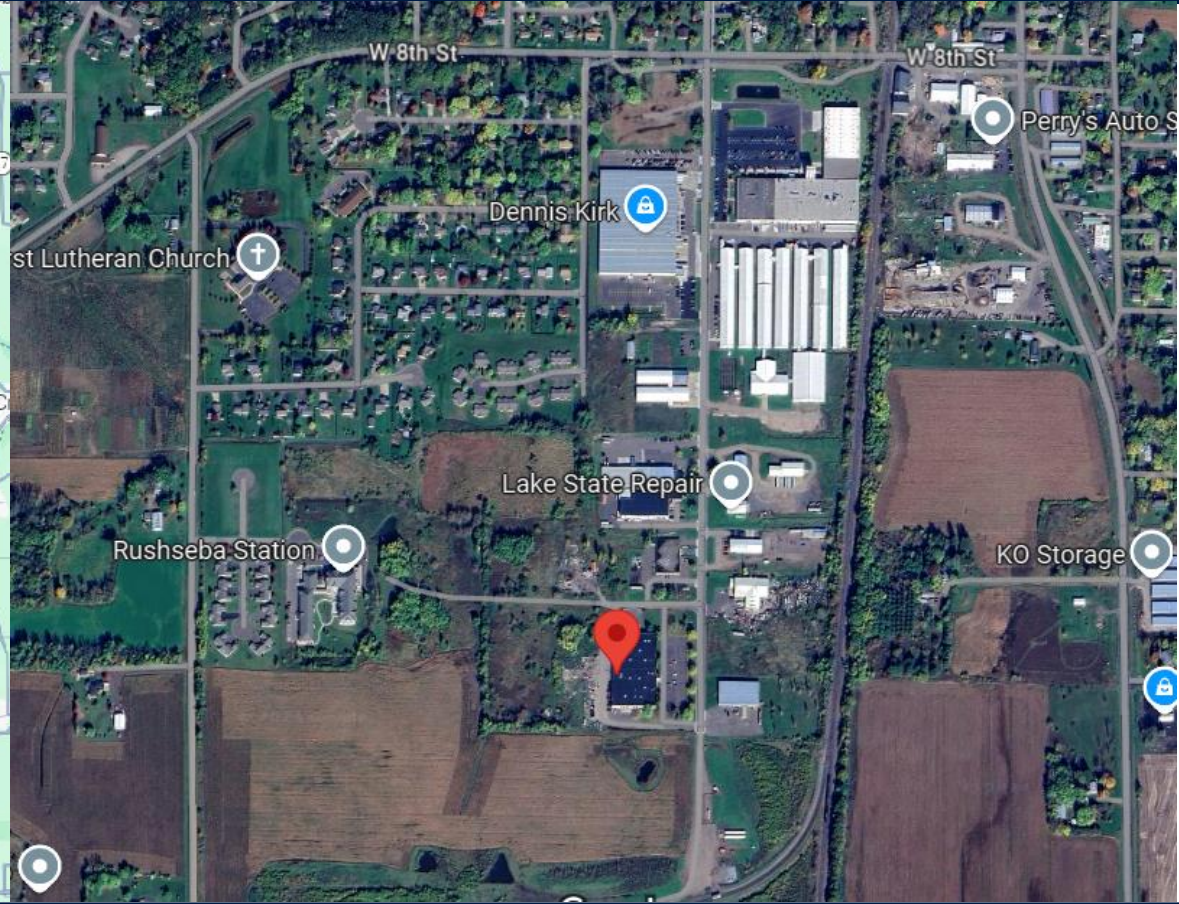
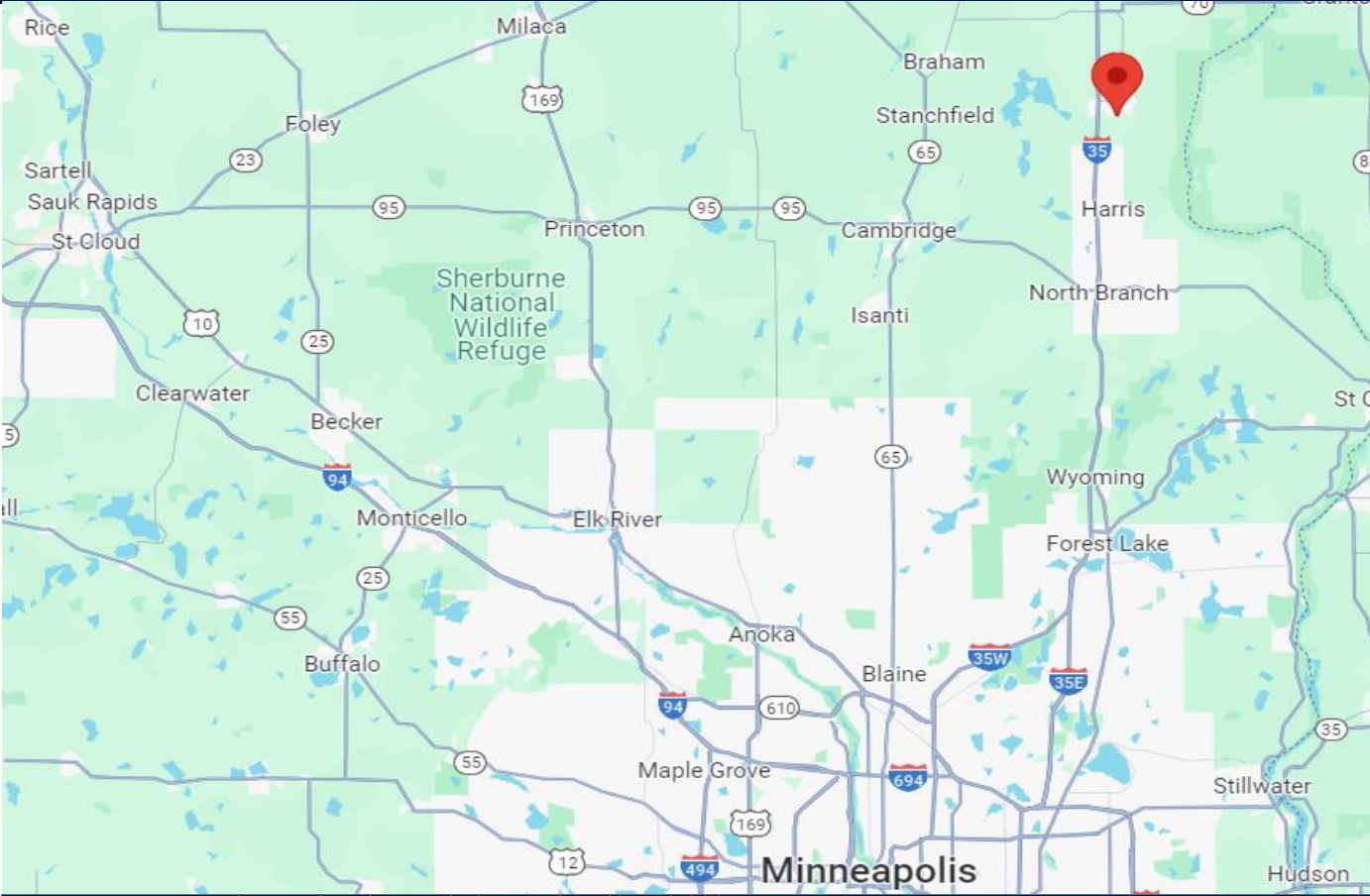


Copperwood Real Estate, LLC



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