

Single or Multi-Tenant Office/Warehouse *For Sale or Lease Opportunity*

1765-1775 BUEKLE ROAD | WHITE BEAR LAKE, MN

3,770 to 22,025 SF Available

Easy Access to I-694

New Roof in 2019



Cetra Partners

4455 White Bear Parkway, Suite 600
White Bear Lake, MN 55110

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LOCATION

1765-1775 Buerkle Road
White Bear Lake, MN

BUILDING SIZE

Approx. 4,478 SF- Office
Approx. 17,547 SF - Warehouse
Approx. 22,025 SF - Total

SITE SIZE

1.87 Acres

AVAILABLE SPACE

Full Building

Approx. 4,478 SF - Office
Approx. 17,547 SF - Warehouse
Approx. 22,025 SF - Total
One (1) Dock Door
Two (2) Drive-In Doors

DIVISIBLE TO

BTS - Office
Approx. 3,770 SF- Warehouse
Approx. 3,770 SF - Total
One (1) Drive-In Door

LEASE RATES

\$9.00 to \$11.00 PSF

2026 EST. CAM/TAX

\$4.82 PSF

SALE PRICE

\$3,150,000

2026 EST. RE TAXES

\$71,478.00



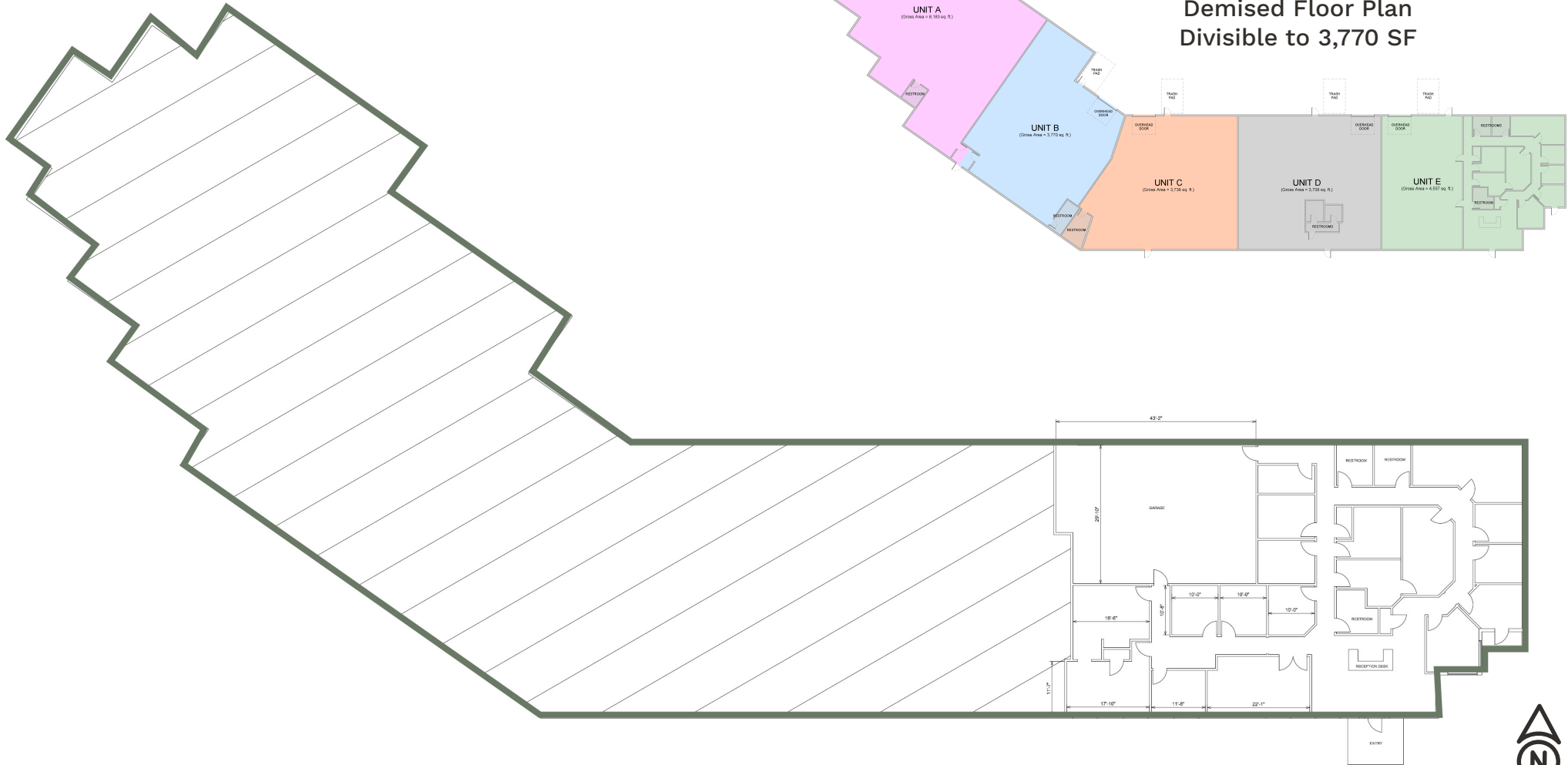
Property Highlights

- Ramsey County PID: **34-30-22-42-00-07**
- Ability to add more loading doors
- New roof in 2019
- Easy access to I-694 via Highway 61 or White Bear Avenue
- Located near many retail shops, hotels and restaurants
- 100% climate-controlled
- 67 parking stalls
- Built in 1992
- 16' clear height
- Floor drains

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**Floor Plan -
3,770 to 22,025 SF
Available**

**Full Building Plan
22,025 SF Total**



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Aerial Map View -
3,770 to 22,025 SF
Available

