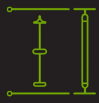


NOW LEASING

±10,800 SF INDUSTRIAL SPACE

1474 COUNTY ROAD 90
INDEPENDENCE, MN

AVAILABLE
Q1 2027



15'
CLEAR HEIGHT



12' x 14'
DRIVE-IN BAY



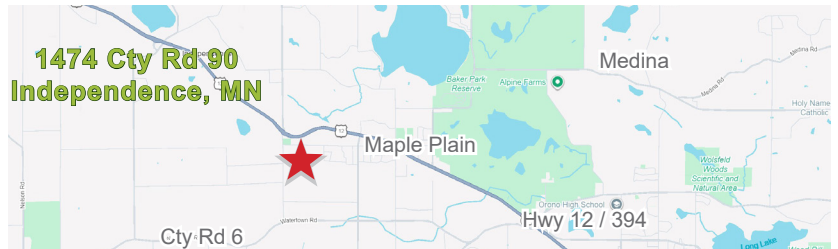
800 AMP
3-PHASE POWER

PROPERTY HIGHLIGHTS

Available Space:	±10,800 SF
Office:	±2,800 SF
Warehouse/Shop:	±8,000 SF
Availability:	Q1 2027
Lease Type:	NNN
Year Built:	1999
Parking:	Ample
Loading:	1 Drive-in
Clear Height:	15'

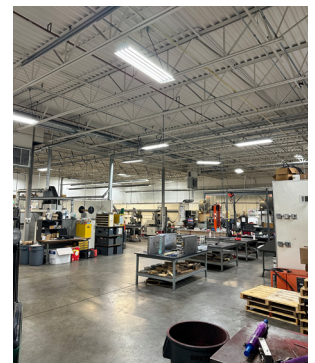
LOCATION

- ✓ Tractor trailer accessible
- ✓ Easy access to Highway 12 and I394
- ✓ West Metro location
- ✓ 20 minutes west of Downtown Minneapolis



IDEAL USES

Precision Manufacturing | Machine Shop | Fabrication | Contractor Operations
Light Assembly | Service Operations | Warehouse/Distribution



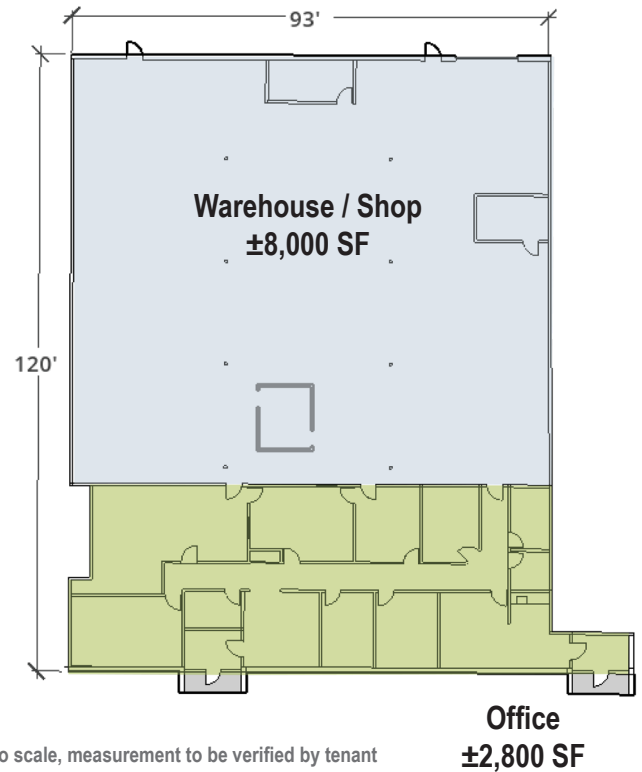
NOW LEASING | 763-220-6324

BUILDING DETAILS

BUILDING SPECIFICATIONS

Building Size:	±28,800 SF
Available Space:	±10,800 SF
Office:	±2,800 SF
Shop Area:	±8,000 SF
Clear Height:	15'
Drive-in Doors:	12' x 14'
Electrical Service:	Heavy Power Available – 800A / 240V / 3-Phase
Sprinkler System:	Wet
HVAC:	Office and Shop
Parking:	Ample
Highway Access:	Easy access to Hwy 12/394 & Cty Rd 6

FLOOR PLAN



SITE PLAN



PROPERTY FEATURES

- ✓ Well-maintained industrial facility
- ✓ Functional office-to shop ratio
- ✓ Business park setting
- ✓ Available Q1 2027

NOW LEASING

763-220-6324