

Office/Warehouse Space for Lease

8560 COTTONWOOD ST NW | COON RAPIDS, MN

16,400 Sq. Ft. Available Now

Dock and Drive-In Loading

Local Ownership



Cetra Partners

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

Dan Friedner | Principal
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Patrick Cullen | Principal
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Property Overview

LOCATION

8560 Cottonwood Street NW | Coon Rapids

BUILDING SIZE

2,625 Sq. Ft. - Office

13,748 Sq. Ft. - Warehouse

16,400 Sq. Ft. - Total

LOADING

Two (2) Dock Doors

Two (2) Drive-In Doors

CLEAR HEIGHT

17 1/2'

ELECTRICAL

400 Amp, 480/277 Volt 3-Phase Service

LEASE RATES

\$14.00 Per Sq. Ft. - Office

\$7.00 Per Sq. Ft. - Warehouse

2026 EST. CAM/TAX

\$4.31 Per Sq. Ft.

PROPERTY HIGHLIGHTS

- Excellent corporate image
- Convenient Coon Rapids location
- Responsive local ownership
- 45,000 total building square feet
- Monument signage available



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Floor Plan -
16,400 Sq. Ft. Available



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Aerial Map -
16,400 Sq. Ft. Available

