



## Highly Visible Flex / Industrial Space for Lease

17818 Hwy 65 NE, Suite 300 & 400  
Ham Lake, MN 55304

### Location Highlights

- Great location and visibility on Hwy 65

### Building Specifications

- 4,904 total square feet
- Office / Warehouse Breakdown
  - +/- 1,250 SF Office / Showroom
  - +/- 3,654 SF Warehouse
- (2) 10' wide x 14' tall drive-in doors
- (2) Dock-high doors
- 18' clear height
- Floor drains
- Building signage available on Hwy 65



### Lease Rates:

Lease Rate: \$8.78 PSF (Blended Rate)  
Estimated CAM / Tax: \$5.00 PSF (2026)

## FOR MORE INFORMATION, CONTACT

**Richard Lee**

612-718-9919

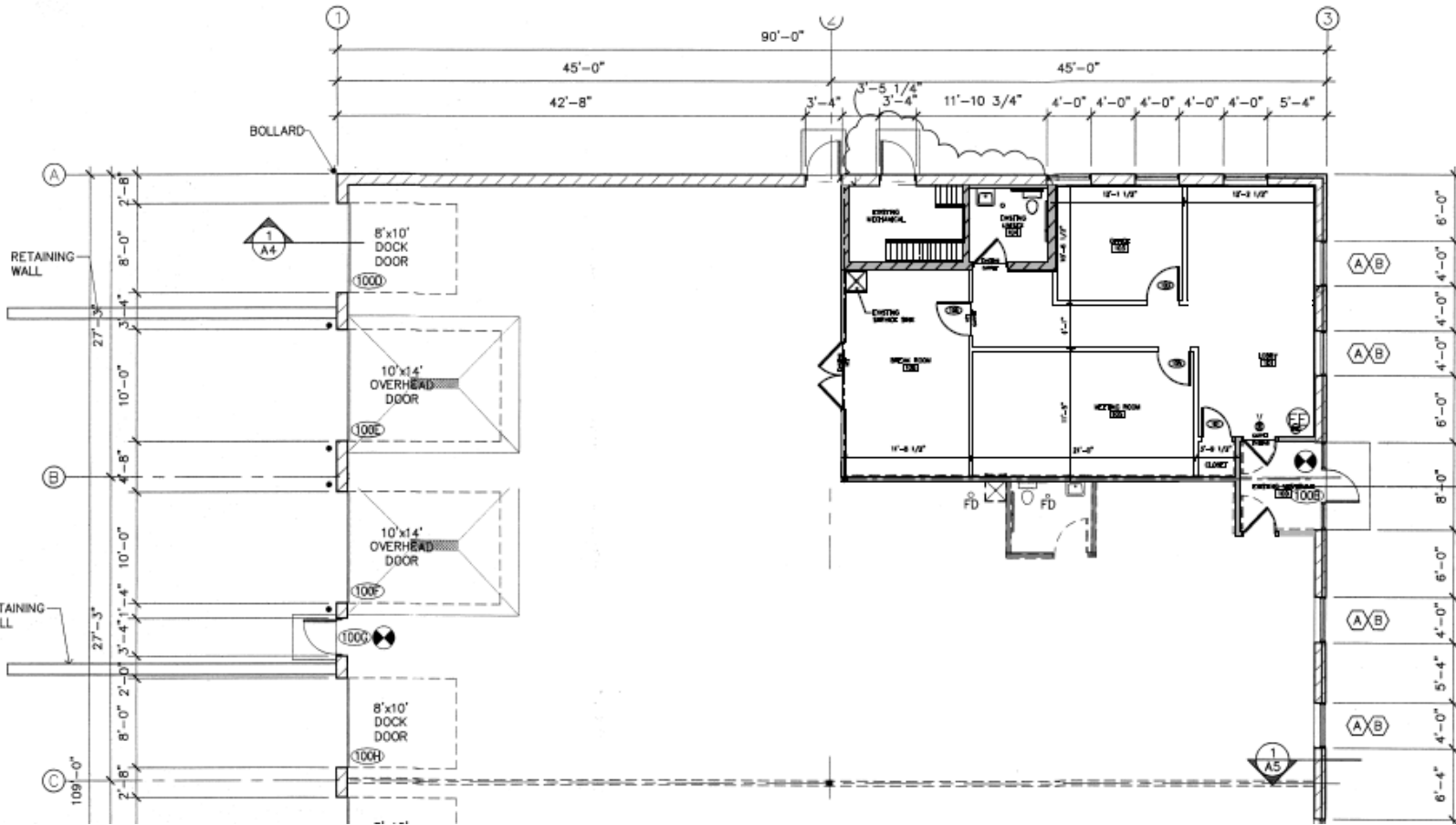
[richlee@premiercommercialproperties.com](mailto:richlee@premiercommercialproperties.com)



**CONTACT:** Richard Lee

**MOBILE:** 612-718-9919

**EMAIL:** richlee@premiercommercialproperties.com



	Size	Rate PSF	Annual	Monthly
Office	1250	\$ 14.00	\$ 17,500.00	\$ 1,458.33
Warehouse	3654	\$ 7.00	\$ 25,578.00	\$ 2,131.50
CAM / Tax	4904	\$ 5.00	\$ 24,520.00	\$ 2,043.33
<b>Total</b>			<b>\$ 67,598.00</b>	<b>\$ 5,633.17</b>



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE

**CONTACT:** Richard Lee

**MOBILE:** 612-718-9919

**EMAIL:** richlee@premiercommercialproperties.com

