

Hugo | MN 55038
13025 Fenway Boulevard North



TITUS
COMMERCIAL
REAL ESTATE

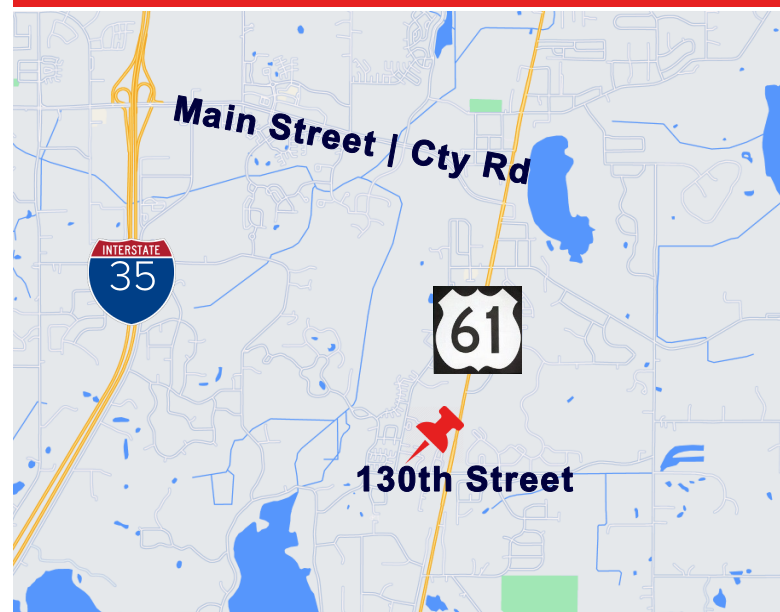
Lease/Sale



OFFICE/WAREHOUSE CONDOMINIUMS

- 20' clear height
- Large 16'WX14'H drive-in door
- 200 amp | 120/208 volt power
- Sprinklered
- Drains with flammable waste trap
- In-floor heat
- Mezzanine included
- Large windows
- LED lighting
- Fence between each building enclosing middle area
- Zoned I-3 General Industrial

Eagles Landing Condos



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Hugo | MN 55038
13025 Fenway Boulevard North



For Lease

AVAILABLE:

Suite 310

- 3,937 total SF
- 982 sf of office
- 2,955 sf of warehouse
- Available now

BASE NET RENT:

\$11.65 per square foot

ADDITIONAL RENT:

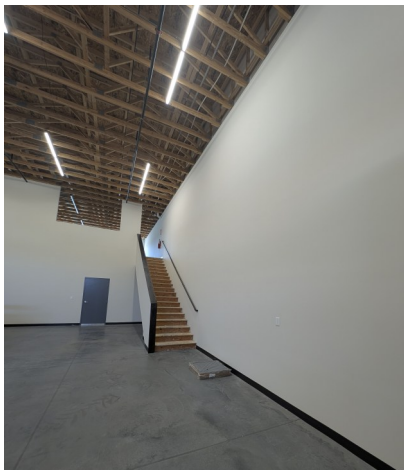
\$2.33 common area expenses

\$4.68 real estate taxes

\$7.01 total per square foot

UTILITIES AND GARBAGE:

- Utilities are separately metered and paid directly by tenant
- Garbage is paid directly by tenant



ESTIMATED MONTHLY RENT

Suite	Total SF	Office SF	WHS SF	Rent PSF	Total Net/ Month	Additional Rent PSF	EST Additional Rent/Month	Total/Month
310	3,937	982	2,955	\$11.65	\$3,822	\$7.01	\$2,300	\$6,122

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com

Hugo | MN 55038
13025 Fenway Boulevard North



For Sale

SALE PRICE:
\$850,000.00

MONTHLY ASSOCIATION DUES WITH PURCHASE

\$530 per month

Includes:

- Snow plowing
- Lawn care
- Fire protection (sprinkler system)
- Insurance
- General maintenance



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com

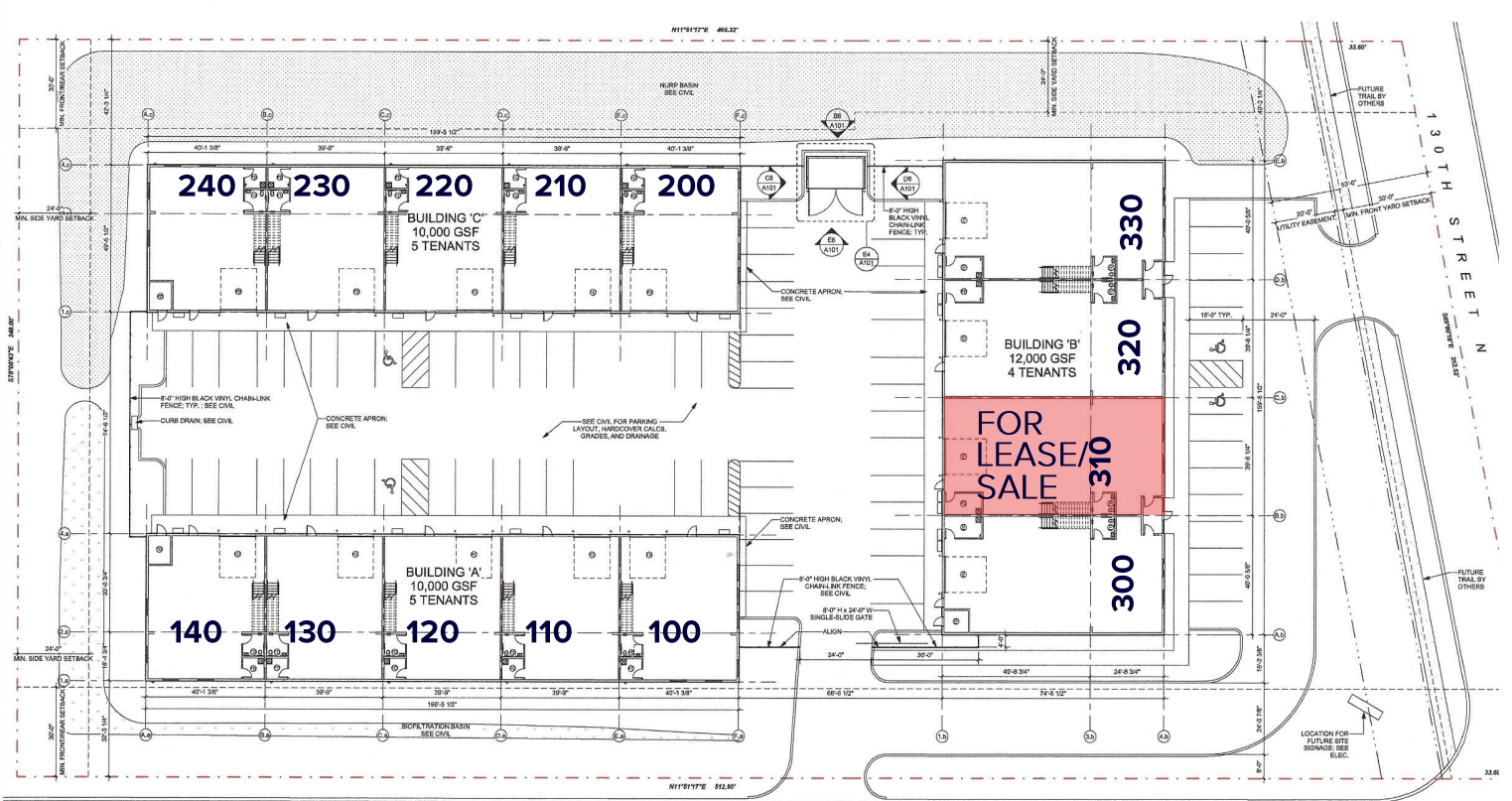


Mike Brass
612-750-4312
mike@mikebrass.com

Hugo | MN 55038
13025 Fenway Boulevard North



Lease/Sale



FENWAY BLVD

4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
612-750-4312
mike@mikebrass.com