

**FOR LEASE**  
**5,344 SF OFFICE / WAREHOUSE SPACE**



**FEATURES:**

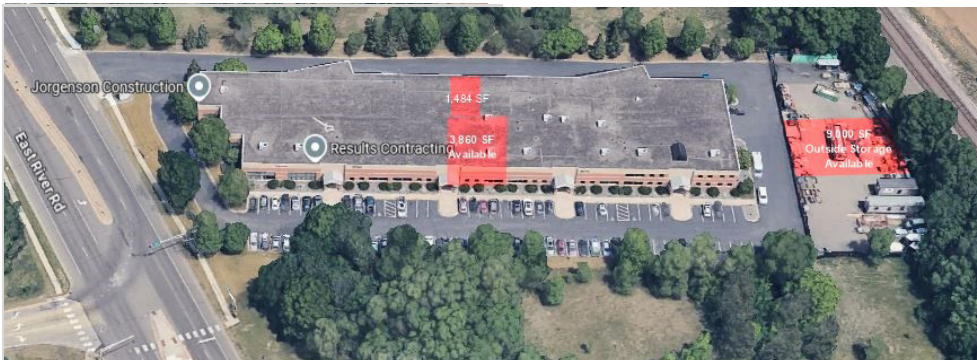
- Prime location with excellent visibility.
- Suite 9237 - Features 4 offices, reception area, open area, 1,484 sf warehouse area with option to include 9,000 sf 'Outside Storage'
- Strategically located at the high traffic area of Hwy 610 and E. River Road.
- Monument signage available.

**(Outside Storage Available)**

**LEASE RATE**

\$12.95 / psf (Office)  
\$7.00 / psf (Warehouse)  
\$1.50 / psf (Outside Storage)

Tax & Cam- \$5.45 / psf



Overview . . . . . 1  
Aerial Maps . . . . . 2  
Site Plan . . . . . 3  
Floor Plan . . . . . 4  
Photo Gallery . . . . . 5



  
**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



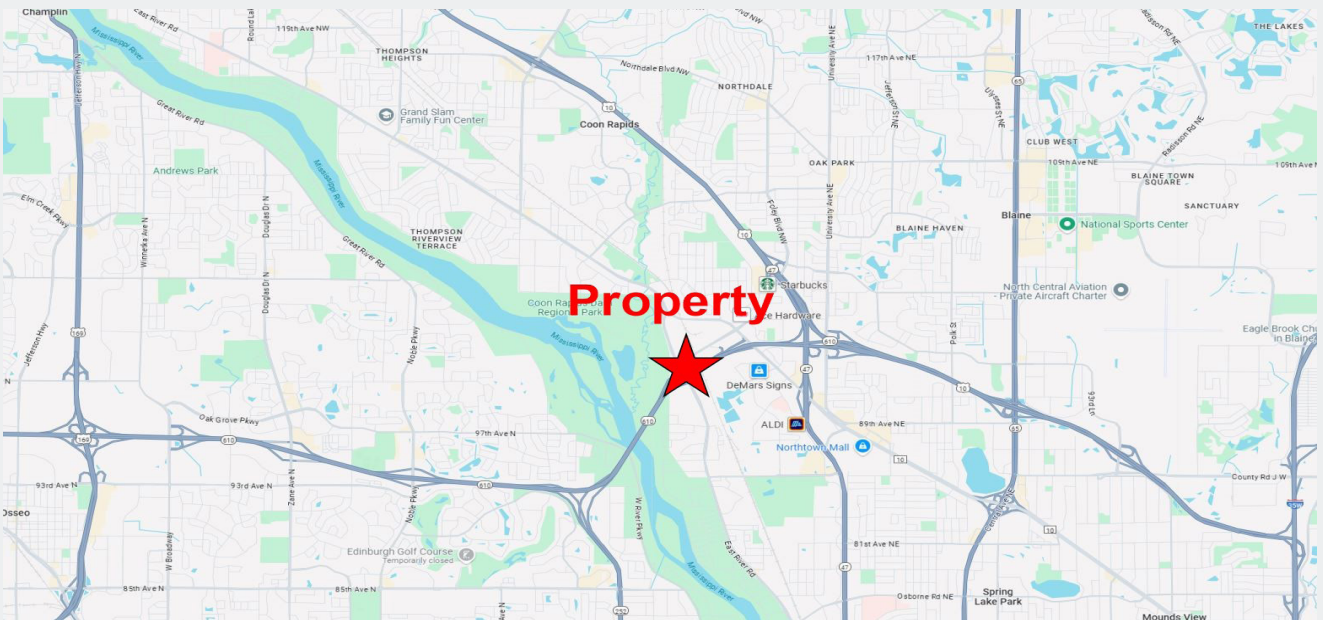
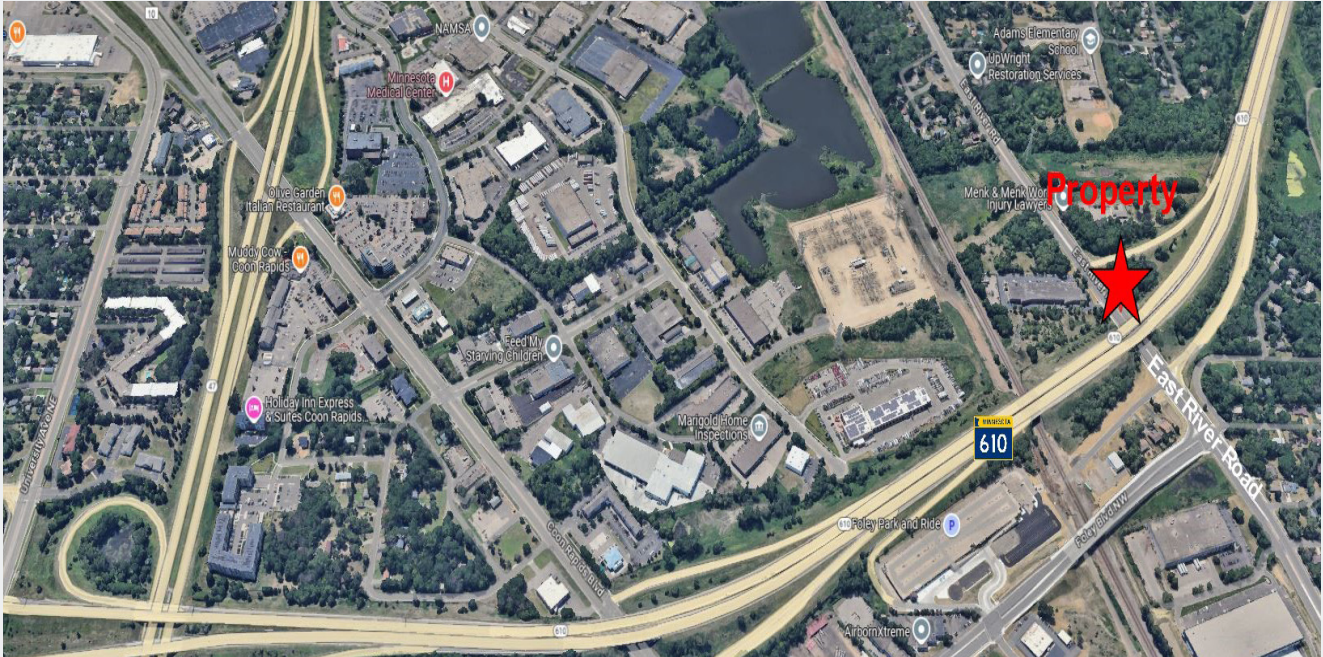
  
**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

**Contact**  
Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

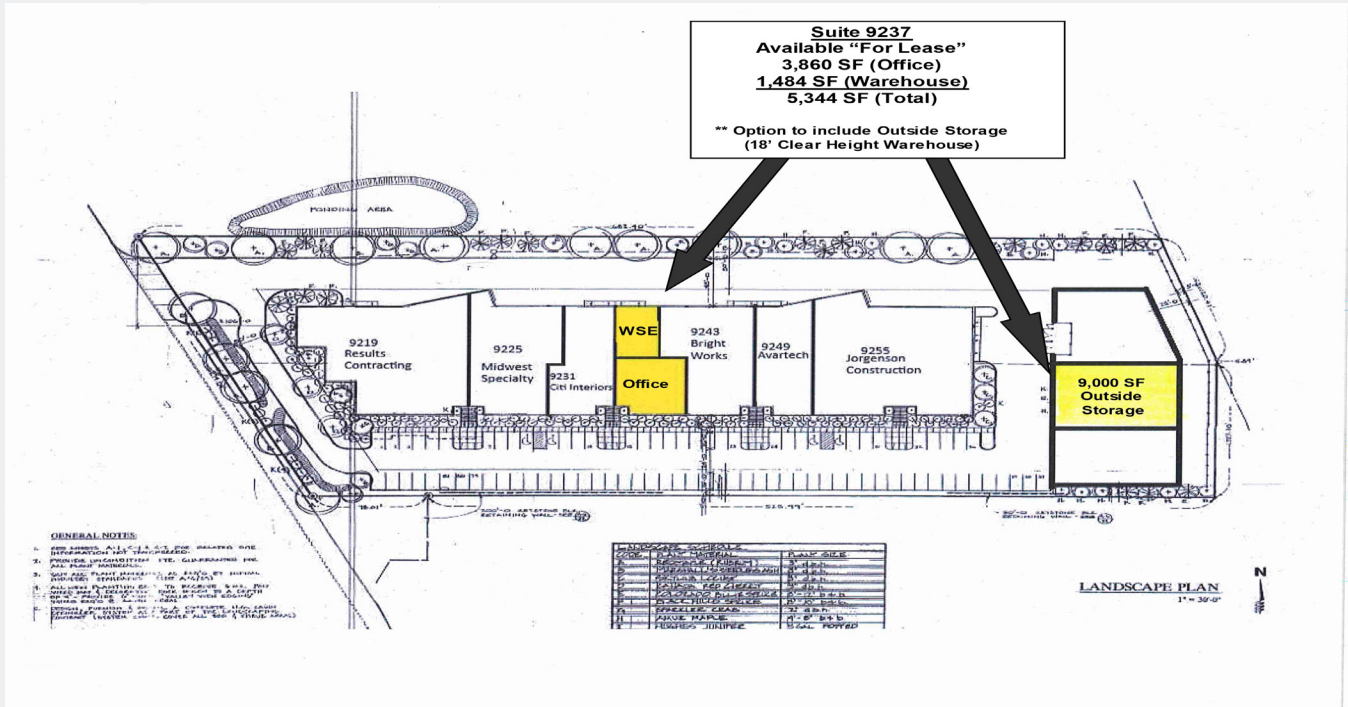
**AERIAL & MAP**

**FOR LEASE**  
**5,344 SF OFFICE / WAREHOUSE SPACE**



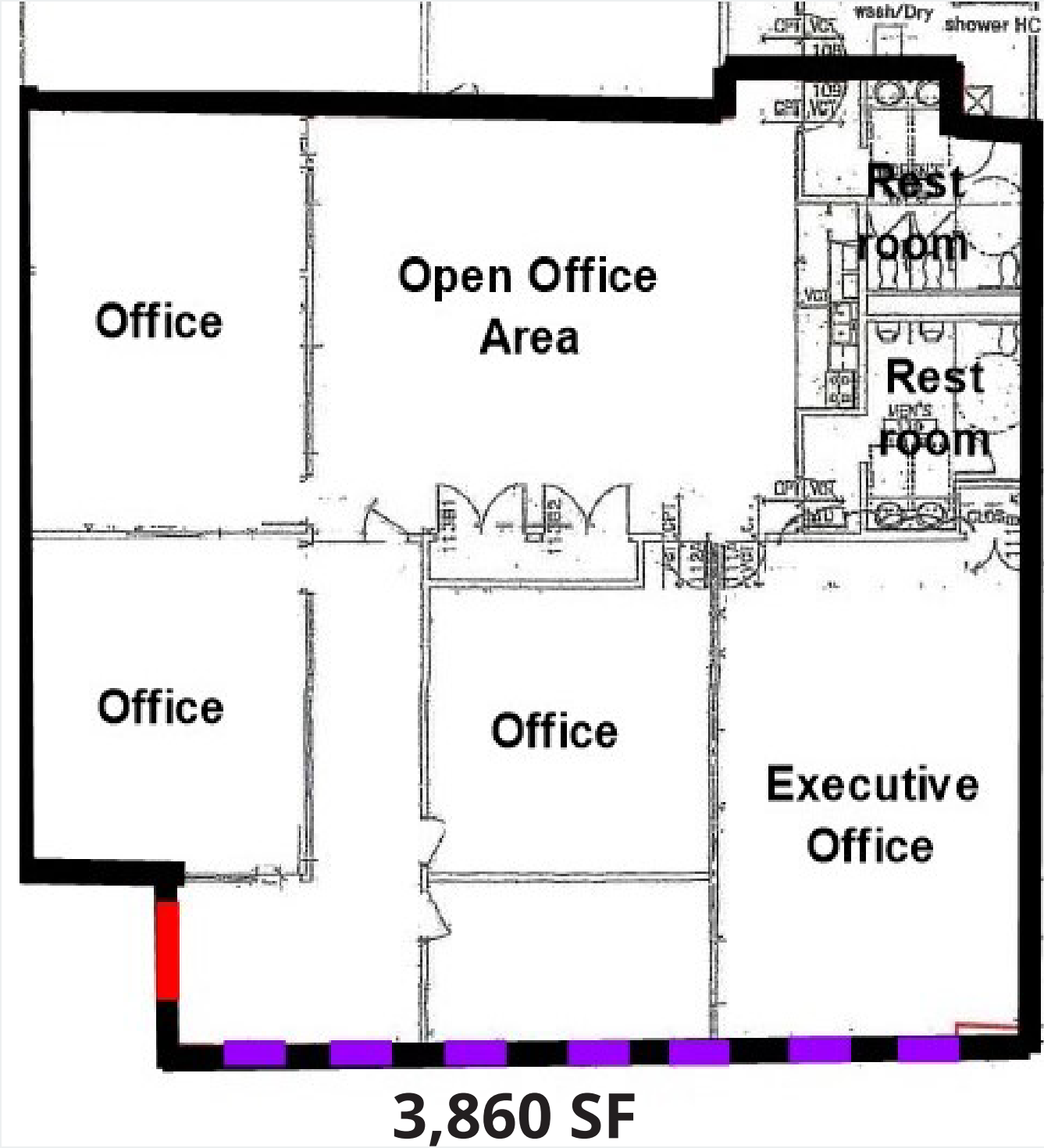
**SITE PLAN**

**FOR LEASE**  
**5,344 SF OFFICE / WAREHOUSE SPACE**



**9237 FLOOR PLAN**

**FOR LEASE**  
**5,344 SF OFFICE / WAREHOUSE SPACE**





River Crossings  
9237 East River Road  
Coon Rapids, MN 55443

**PHOTO GALLERY  
SUITE 9237**

**FOR LEASE  
5,344 SF OFFICE / WAREHOUSE SPACE**



**Contact**  
Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)