



LT. INDUSTRIAL FOR LEASE!



WHITE BEAR OFFICE/WAREHOUSE

4099 White Bear Pkwy, White Bear Township, MN 55110

5,110 SF

**EXCELLENT
FLEX
OFFICE/
WAREHOUSE**

Nicole Langer

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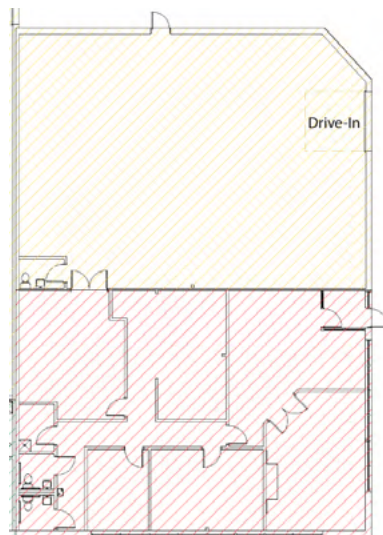
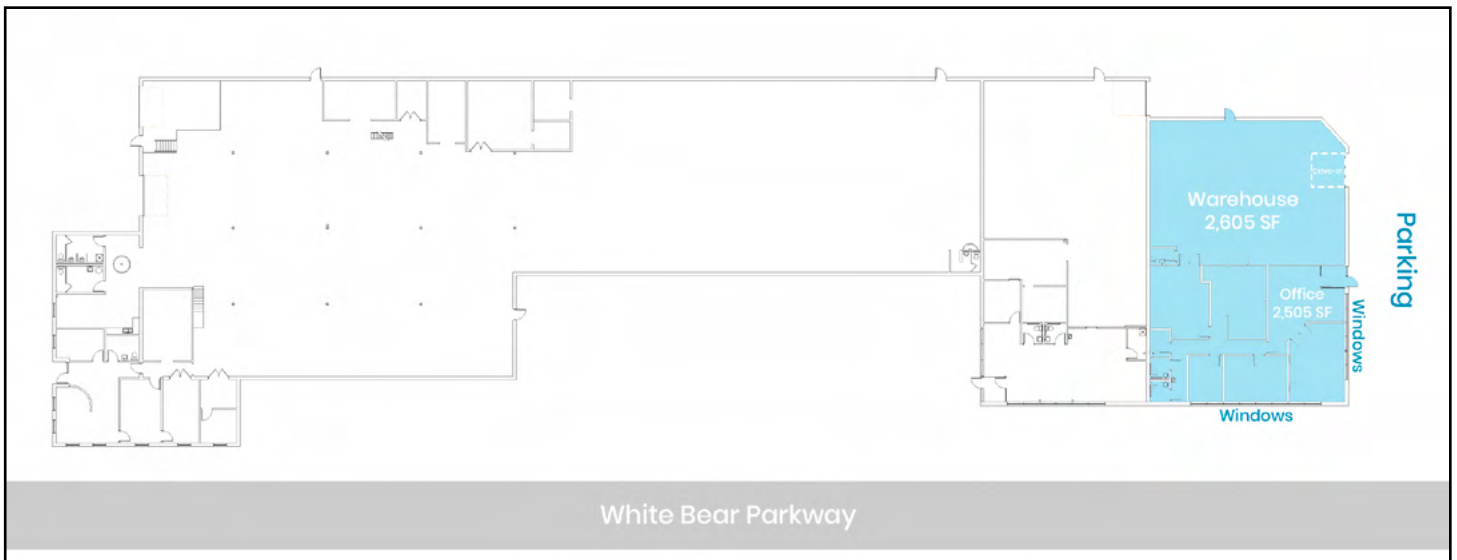
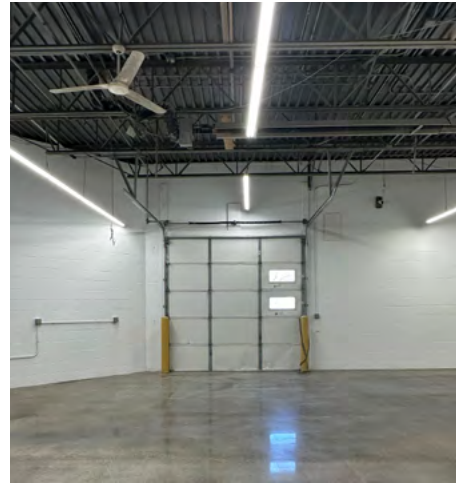
Jeff Salzbrun

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO



Suite 102 **2,605 SF warehouse**

- Beautiful newly polished floors
- 10x10' drive-in and 12' clear
- 3 phase power
- Mop sink

2,505 SF office

- Private offices and open spaces
- Banks of windows for natural light
- Stunning fireplace
- Private restrooms

BASE RENT: \$9.00 PSF

EST. OPERATING EXPENSES: \$5.25 PSF

2 months rent
abatement for
qualified tenant
based on 3 years of
financials and
5 year minimum
lease

THE PROPERTY

Turn key end cap space in multi-tenant building. Light industrial and business operations zoning makes it perfect for contractors, precision manufacturing, sign/display makers, specialized tech-service operations, and more.

- Office/dispatch presentation up front and secure material storage/bay access in the back
- Gas, electric and water separately metered and charged in the monthly invoice
- 12 designated parking spots
- Website: CEGspaces.com/white-bear (more photos)



THE LOCATION

White Bear Township is a strong place to do business because of its strategic location in Ramsey County, access to regional economic support networks, close proximity to skilled workforce, and its balanced mix of commercial and light industrial spaces.

- Quick driving connections to I-35E and Highway 96 East simplify shipping and commuting and create easy access to the rest of the Twin Cities metro
- Short drive to surrounding areas like White Bear Lake, Maplewood, Shoreview, Vadnais Heights, and St. Paul
- Minutes to area businesses, restaurants, and retail



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THE SPACE

