

Office/Studio/Warehouse For Lease

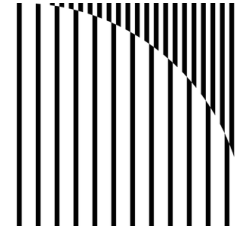


1495 Stieger Lake Lane, Victoria MN

Property Details

Office/Studio/Warehouse for Lease at 1495 Stieger Lake Lane offers a rare opportunity to secure a highly functional flex space in the sought-after western suburbs of Victoria, Minnesota. This well maintained property provides a versatile blend of office, studio, and warehouse options, featuring clear heights of 11' to 13' and modern, updated finishes like new windows and upgraded flooring. Its strategic location directly on Highway 5 ensures high visibility for your brand and easy access for clients, while the inclusion of an on-site dock door and approximately 150 parking spots streamlines logistical operations and visitor convenience. Being situated in the vibrant downtown Victoria area, your business will benefit from a professional environment that remains connected to local amenities and a growing community.

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1495 Stieger Lake Lane, Victoria

Well maintained property with high visibility located directly on Highway 5 in downtown Victoria.



- Hard to find warehouse/office/creative space in western suburbs
- Flexible, clean, and functional space options
- Upgraded finishes throughout include fresh paint, windows, decking, and upgraded flooring
- Excellent climate control throughout
- Great location and high visibility on busy Highway 5



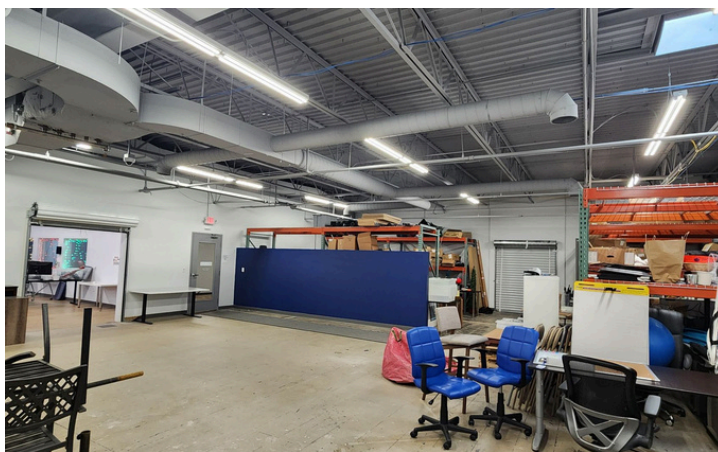
SPACES AVAILABLE:

Warehouse/Office/Studio space for lease - updated warehouse space and high end office space

- 3840 SF - \$17 PSF NNN
- CAM/OpEx - \$7.29 PSF

Office with Conference Room

- Approximately 840 SF - \$20 PSF
- CAM/OpEx - \$7.29 PSF



Property Specs Zoning: Central Business

District/Commercial

County: Carver

Roof: Flat EPDM Roof

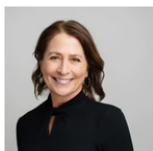
HVAC: 3 Units 4-10 Tons

Sprinklered: Yes

Power: 2500 amp, 480 V

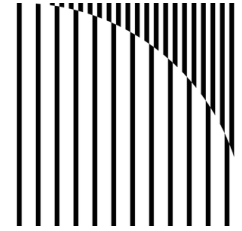
Renovated: 2022

Shared Dock Door: 1



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