

4319 Steiner St St. Bonifacius



- 17,598SF Building
- 10,750SF Available Immediately
- Divisible to 5000SF
- Clear Height 14-16ft
- 2 - 14ft Drive-in Doors
- 1 Dock Door potential to open a 2nd Door
- Heavy Office Buildout in Place
- Landlord open to modify to create additional Warehouse depending on Tenant needs
- Lease Rate: \$8.50-\$10psf NNN
- CAM/Tax Rate: TBD

Contact:

Nik Anderson
COMMERCIAL AGENT

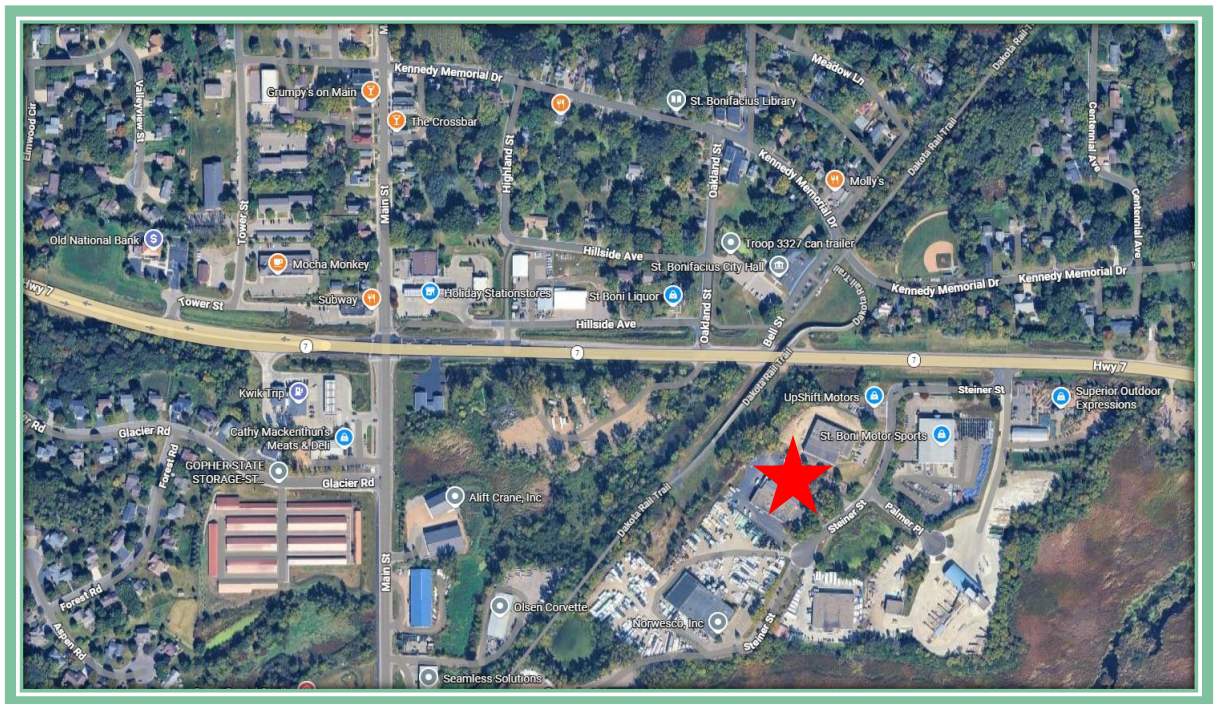
651.497.7222 direct 763.689.0349 office 763.552.5754 fax
Nik@ricproperty.com

Contact:

Matt Anderson
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Local Retail



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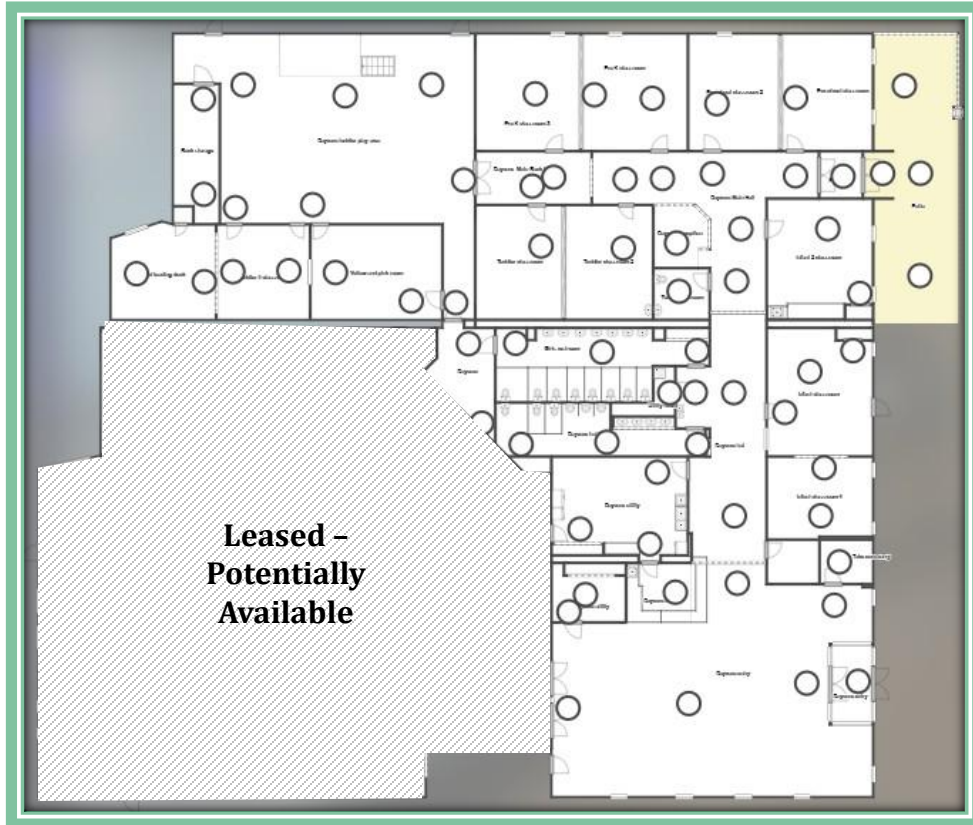
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Floor Plans



Virtual Tour : <https://app.docusketch.com/player/jERu0Mc5>

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city of
ST. BONIFACIUS *Minnesota*

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2333	5611	9326
MEDIAN HH INCOME	\$180,270	\$102,369	\$100,872

TRAFFIC COUNTS

HWY 7 AND OAKLAND ST	13,900 CARS PER DAY
HWY 7 AND MAIN ST	10,607 CARS PER DAY
HWY 7 AND GRIMM RD	13,000 CARS PER DAY

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