

# ELM CREEK COMMERCE CENTER



## 30,819 SF INDUSTRIAL SUBLEASE AVAILABLE NOW

- 8900 109<sup>th</sup> Avenue North, Champlin, MN
- \$11.50 PSF Gross
- 6,819 SF Office & 23,998 SF Warehouse
- Expires October 31<sup>st</sup>, 2028
- 24' Clear Height
- 1 Oversized Drive-in & 1 Standard Drive-in
- 4 Standard Loading Dock Doors
- Endcap Suite

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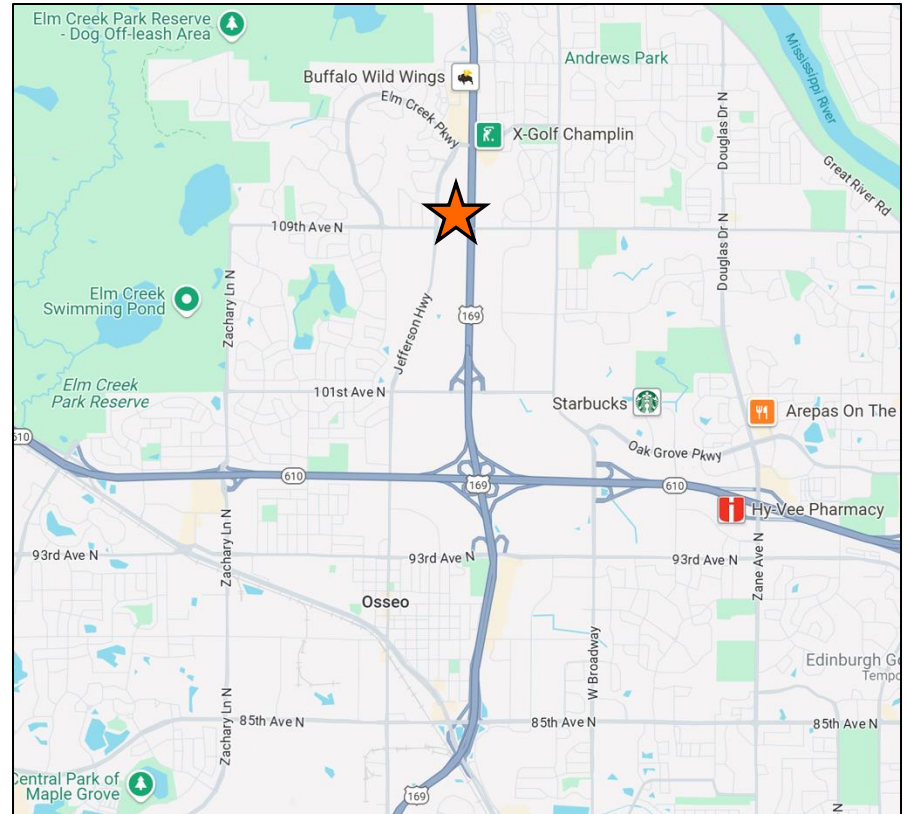
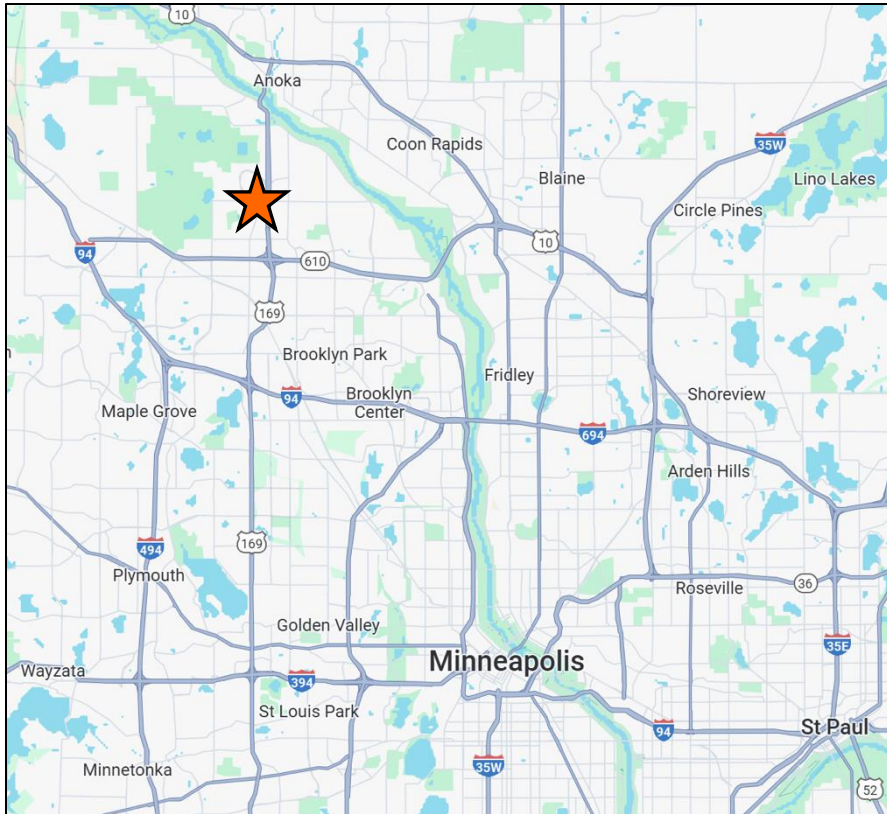
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# SPACE SUMMARY

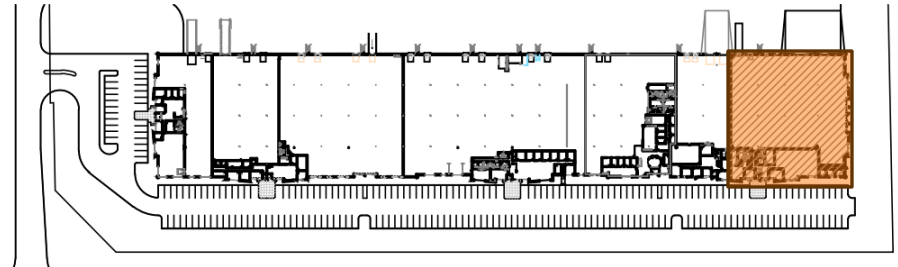
AREA is pleased to present a unique opportunity to sublease small-bay, high-clear, clean industrial space at Elm Creek Commerce Center in Champlin, located directly off Highway 169 just North of CR-610. The premises consists of 30,812 SF total on the north endcap of the building. There is ample parking for employees as well as a secluded and semi-private truck court. The office portion was recently refurbished in 2023, and the warehouse is well kept. The space has been vacated, cleaned and is move-in ready.



# FLOOR PLAN



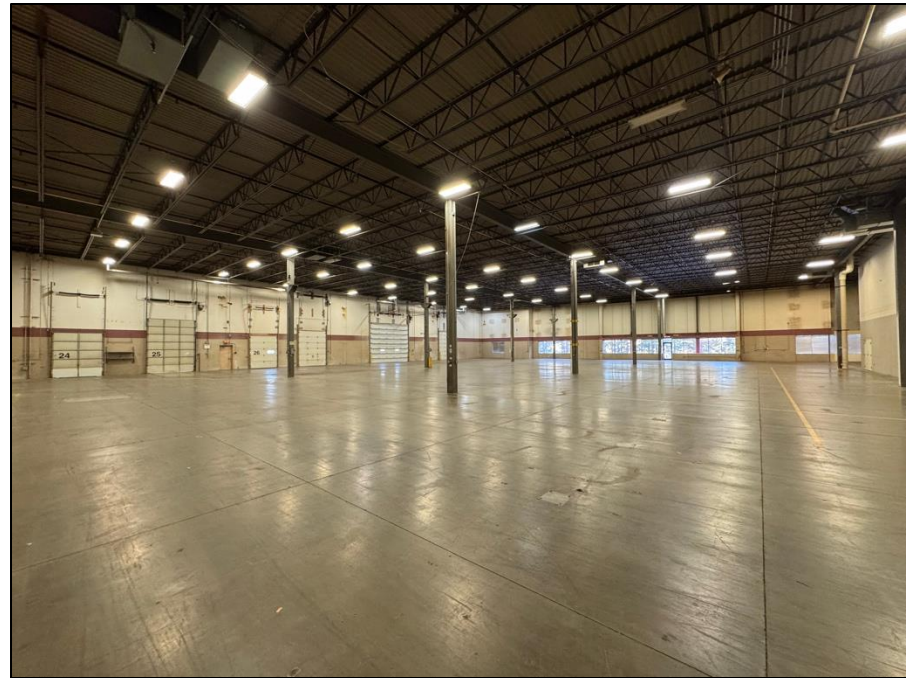
## Building Key:



# OFFICE SPACE



# DOCK AREA & WAREHOUSE SPACE



# Appendix

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**Legal Disclaimer:** This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.