

8,000 - 34,776 SF **FOR LEASE**

A photograph of a large, modern industrial building with a light-colored, vertically-ribbed facade and a green roof. The building has several large windows and a glass entrance. In front of the building is a paved parking lot with white lines and a few trees with autumn-colored leaves. The sky is blue with scattered white clouds.

17834 Industrial Circle NW

Versatile Industrial & Office Flex Space – Elk River | Hwy 10 & 169 Access

PROPERTY HIGHLIGHTS

17834 Industrial Circle NW, Elk River, MN 55330

Total Building Size	50,687 SF
Available SF	Multiple Options 8,000 sf – 34,766 sf 5,000 SF Office (approximately) 29,766 SF Warehouse 34,766 sf Total
Clear Height	18'6"
Lease Rates	\$7.50 psf Blended Net Rate
Estimated 2025 Tax/CAM	\$3.50 psf (estimated)
Construction type	Tilt-up concrete construction
Year Built	2000
Loading	1 Drive-In Doors & 7 Dock Doors
Additional	Fully sprinkled tilt-up concrete building featuring an end cap suite with great glass lines



• Prime Elk River Location

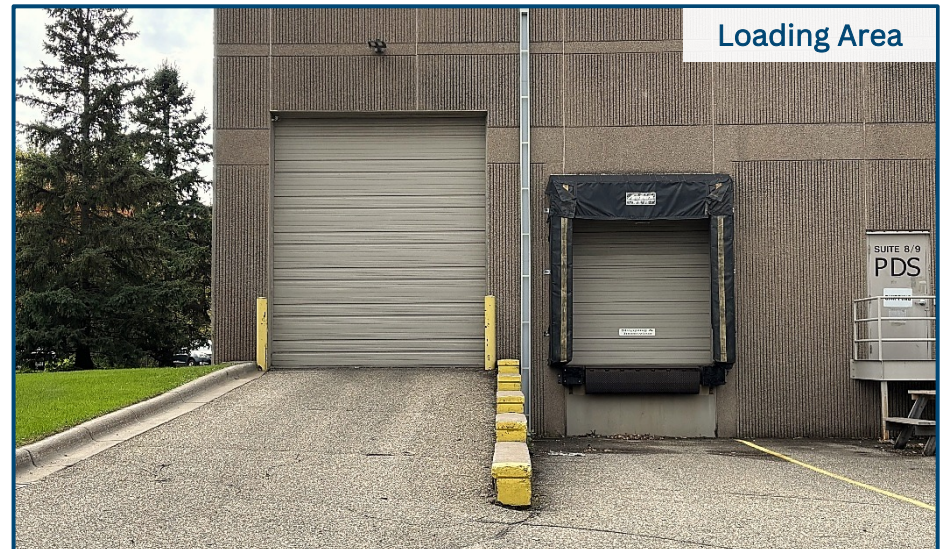
- Hwy 169 Frontage – Great Visibility
- Easy Access to Hwy 10 & Hwy 169
- Nearby Amenities Include: Home Depot, Walmart, Panera, Noodles, Subway, etc.
- Professional business park

• Functional & Modern Industrial Space

- High Image Office Build-Out
- Good Power throughout
- Climate Controlled Warehouse (Partial)
- Multiple Suite Configurations
- 7 Docks, 1 Drive-In (can ramp additional)
- Large truck courtyard
- Heavy Parking
- End Cap Suite with Great Glass Lines
- Locally Owned & Managed

PROPERTY PICTURES

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Private Office



2nd Entrance



Break Area



Conference Room

FLOOR PLAN

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*Multiple Suite Configurations.
Lease from 8,000 sf to 34,766 sf

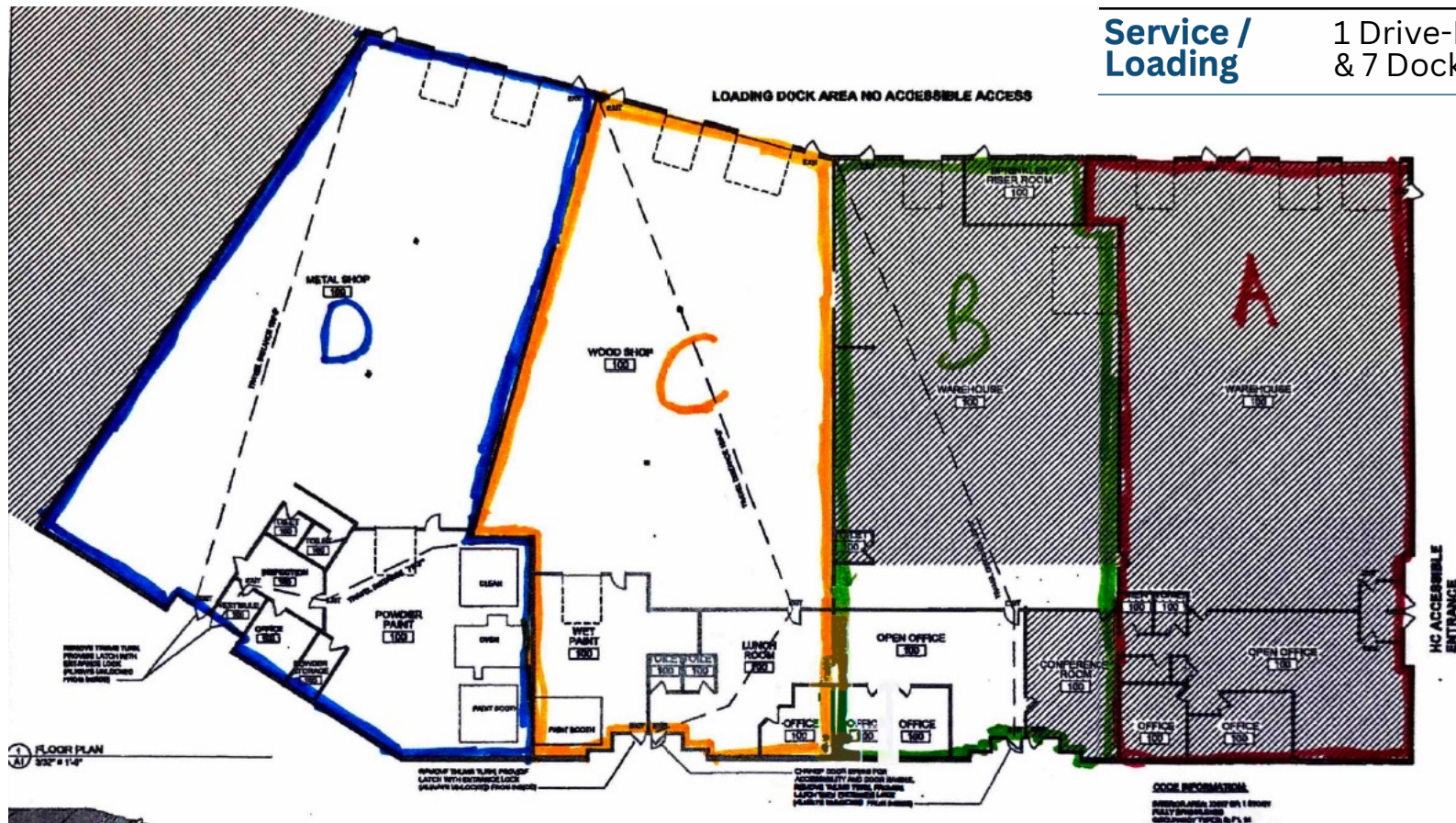
Max Contiguous

Office 5,000 SF +/-

Warehouse 29,776 SF

Total 34,776 SF

Service / Loading 1 Drive-In Door & 7 Dock Doors



LOCATION MAP

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CONTACTS



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