

Office/Warehouse Space for Lease

1155 114th LANE NW | COON RAPIDS, MN

9,427 to 19,437 Sq. Ft.

Dock and Drive-In Loading

Industrial Zoning



Cetra Partners

4455 White Bear Parkway, Suite 600
White Bear Lake, MN 55110

Dan Friedner | Principal
M: 612-599-7864
E: dan@cetrapartners.com

Jay Chmieski | Principal
M: 612-275-3772
E: jay@cetrapartners.com

Patrick Cullen | Principal
M: 651-308-4271
E: patrick@cetrapartners.com

Property Overview

LOCATION

1155 114th Lane NW | Coon Rapids, MN

AVAILABLE SPACE

Space 1:

Approx. 3,100 Sq. Ft. - Office

Approx. 6,910 Sq. Ft. - Warehouse

Approx. 10,010 Sq. Ft. - Total

One (1) 8'x10' Dock Door

One (1) 10'x10' Drive-In Door

Space 2:

Approx. 600 Sq. Ft. - Office

Approx. 8,827 Sq. Ft. - Warehouse

Approx. 9,427 Sq. Ft. - Total

One (1) 10'x10' Drive-In Door

Space 3:

Approx. 3,700 Sq. Ft. - Office

Approx. 15,737 Sq. Ft. - Warehouse

Approx. 19,437 Sq. Ft. - Total

One (1) 8'x10' Dock Door

Two (2) 10'x10' Drive-In Doors

SITE SIZE

1.91 Acres

LEASE RATES

\$14.00 Per Sq. Ft. NNN - Office

\$7.00 Per Sq. Ft. NNN - Warehouse

\$1.00 Per Sq. Ft. NNN - Outdoor Storage

2026 EST. CAM/Tax

\$3.73 Per Sq. Ft.



Property Highlights:

- 15'6" Clear Height
- Warehouse is 100% Air Conditioned
- Fully Sprinklered
- Industrial Zoning
- 33 Parking Stalls
- Outdoor Storage Allowed with Conditional Use Permit
- Additional Drive-In Doors Can be Added

Office/Warehouse Space for Lease

1155 114th LANE NORTHWEST | COON RAPIDS, MN

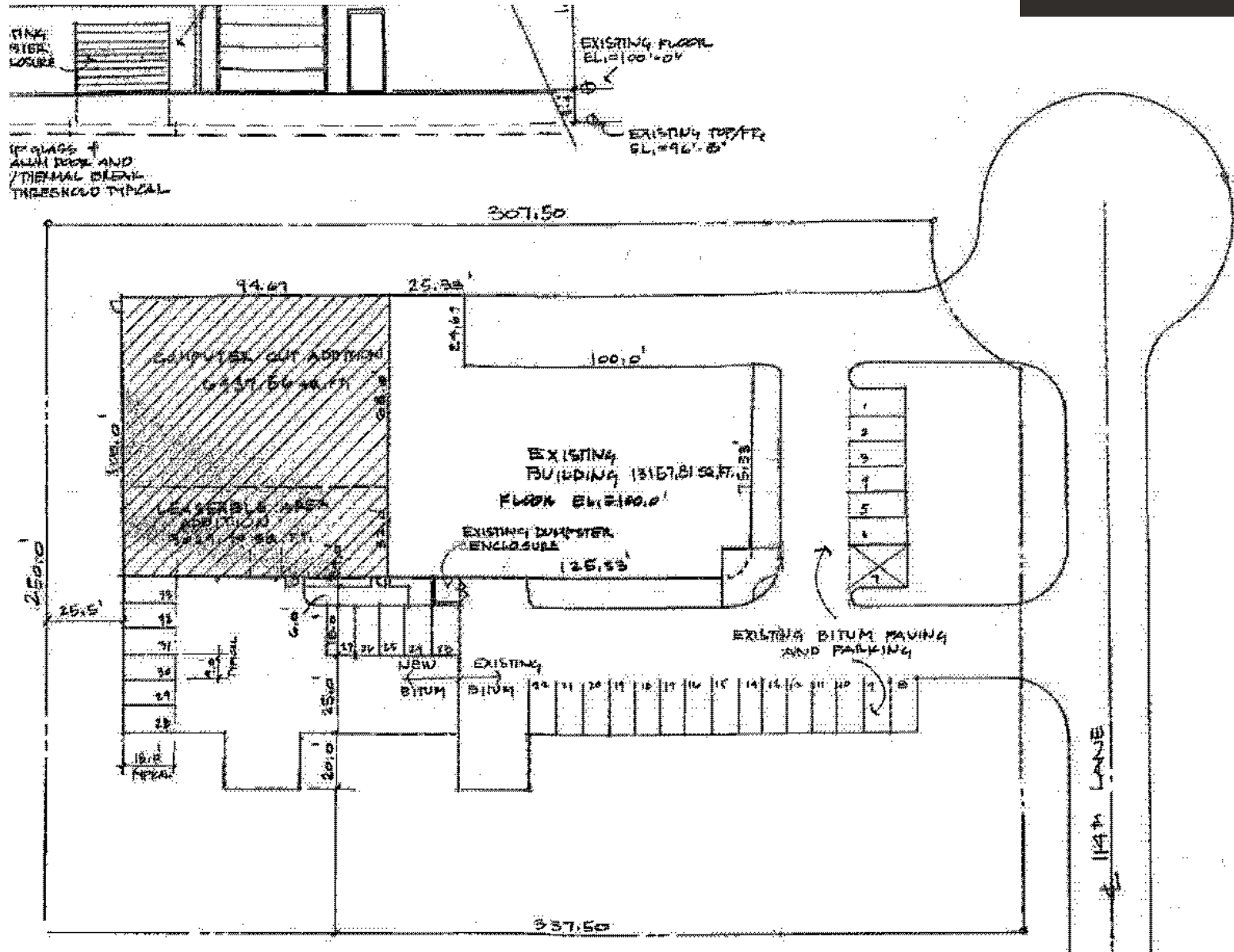
Interior Photos -
9,427 to 19,437 Sq. Ft.
Available



Office/Warehouse Space for Lease

1155 114th LANE NORTHWEST | COON RAPIDS, MN

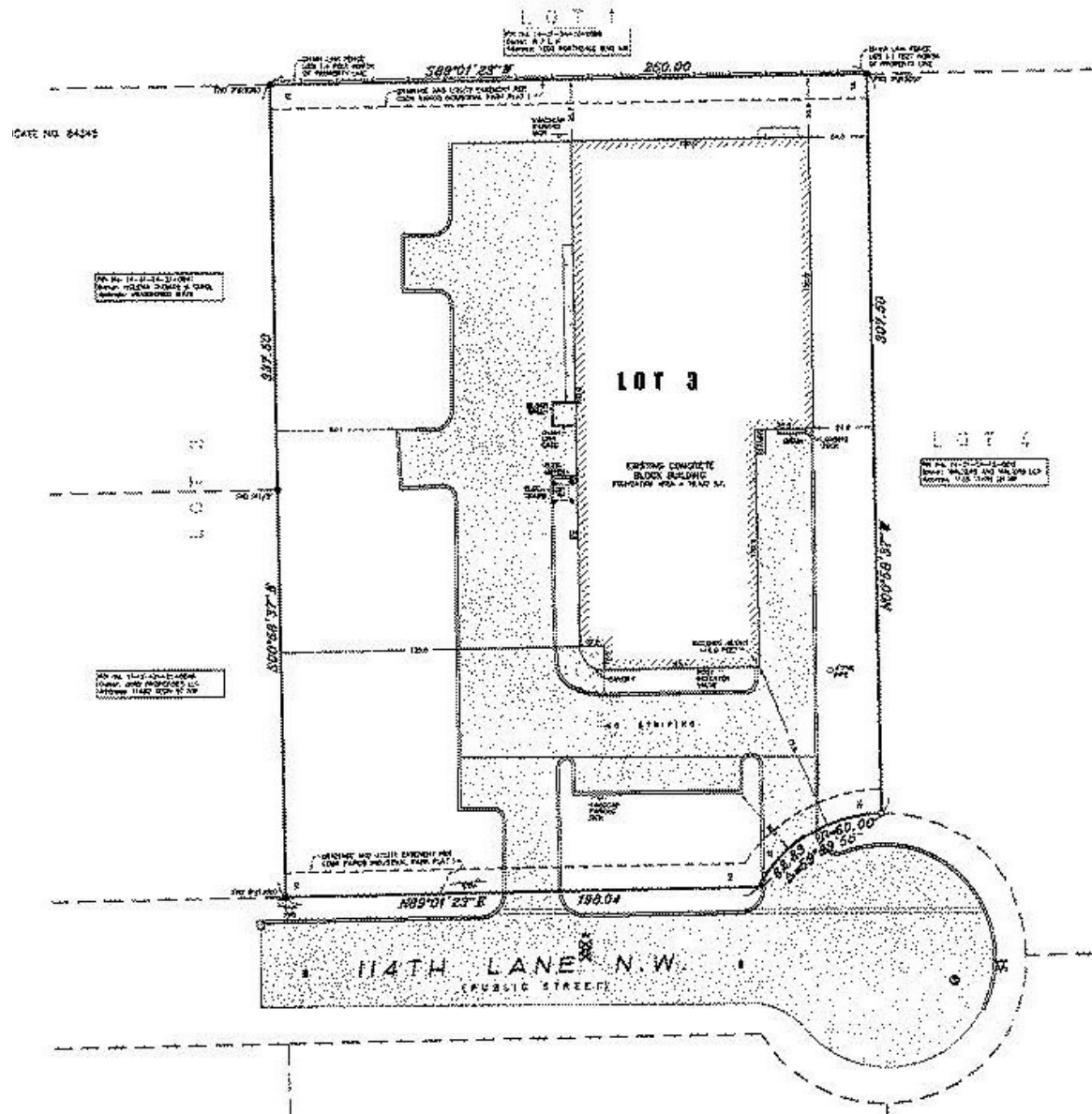
Floor Plan -
9,427 to 19,437 Sq. Ft.
Available



Office/Warehouse Space for Lease

1155 114th LANE NORTHWEST | COON RAPIDS, MN

Survey -
9,427 to 19,437 Sq. Ft.
Available



Office/Warehouse Space for Lease

1155 114th LANE NORTHWEST | COON RAPIDS, MN

GIS Map -
9,427 to 19,437 Sq. Ft.
Available

