



COMMERCIAL REALTY SOLUTIONS
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Albertville - Commercial Building **FOR LEASE**

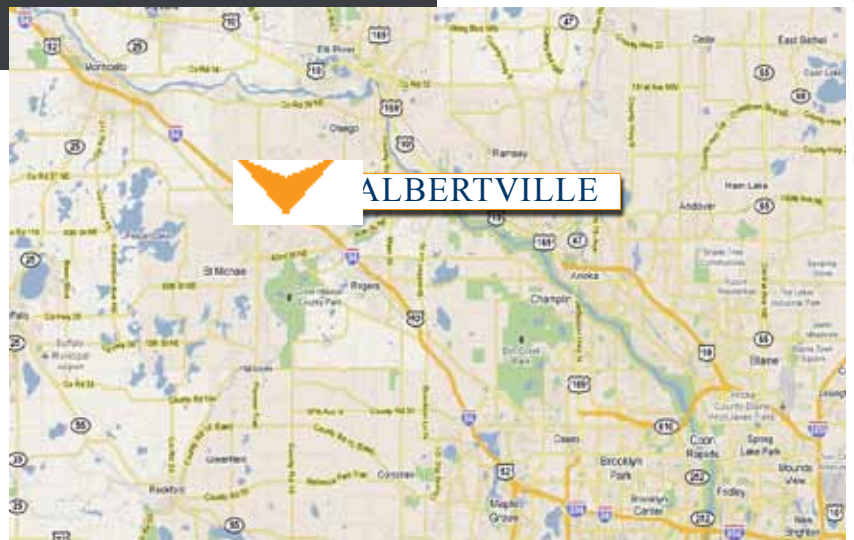
10575 Keystone Ave. NE, Albertville, MN 55302



**I-94
Visibility!**

PROPERTY INFORMATION

- * **Lease Rate:** \$5.00/psf, NNN
(Plus Operating Expenses \$3.00/psf)
- * Building is 185'x330' (60,906/sf)
- * Lease Space 40,000/sf available
- * 24' clear height in warehouse
- * High finish level with extensive glass on the front of the building
- * Zoning: B4 General Business District
- * Easy Access to I-94
- * Located next to Albertville Outlet Mall



Contact:

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I-94 Frontage!



TRAFFIC COUNTS - 2008

* I-94 - 61,000 VPD

* LaBeaux Ave (C.R. 19) - 8,700 VPD

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Demographics - 2008	1 Mile	3 Mile	5 Mile
Population	7,007	20,117	34,516
Avg HH Inc.	\$88,302	\$88,637	\$92,190
Median HH Inc.	\$81,311	\$81,368	\$81,760



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