



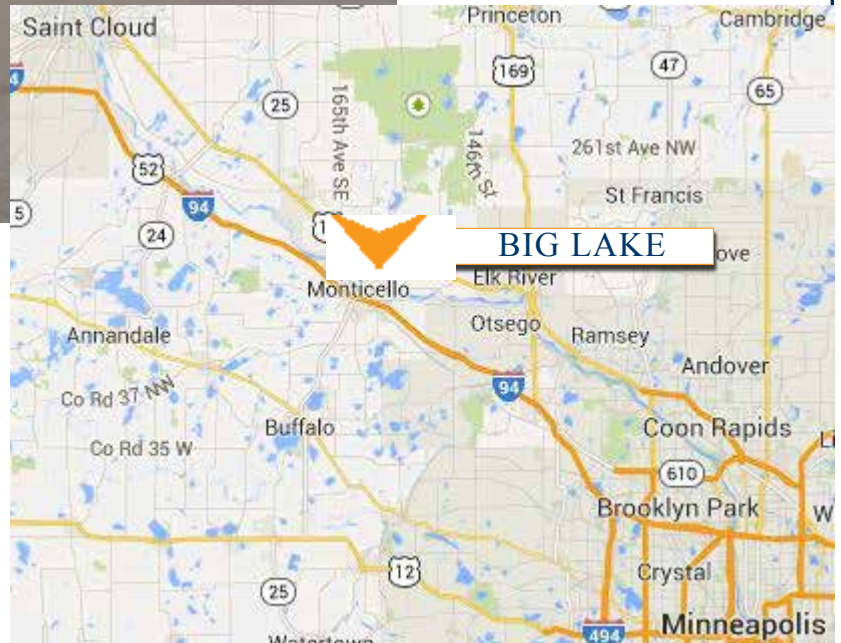
COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Big Lake - Commercial Space FOR LEASE

751 Rose Drive, Big Lake, MN 55309



Ready for
Build-Out!



PROPERTY INFORMATION

- * Lease Rate **\$10.00/psf**
- * NNN - Operating Expenses \$5.00/psf
- * Building is 14,000/sf
- * Built in 2013
- * Vacancy is Appx 6,200/sf (Divisible)
- * Sherburne County PID 65-582-0105
- * Individual Entrances
- * Private Restroom
- * Building is sprinkled
- * Businesses in the area include:
Big Lake Lumber, Klein Bank, Advanced Styling, Lake Dental Care, Coborn's, Little Duke's, McPete's, Caribou Coffee, Great Clips, Pizza Pub, Totally Tan and more!



Contact:

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2015

- * Highway 10 - 17,700 VPD
- * Lake Street - 10,800 VPD



PROPERTY INFORMATION

- * Located on Highway 10 Access Road
- * High visibility location next to thriving businesses
- * Minutes from I-94



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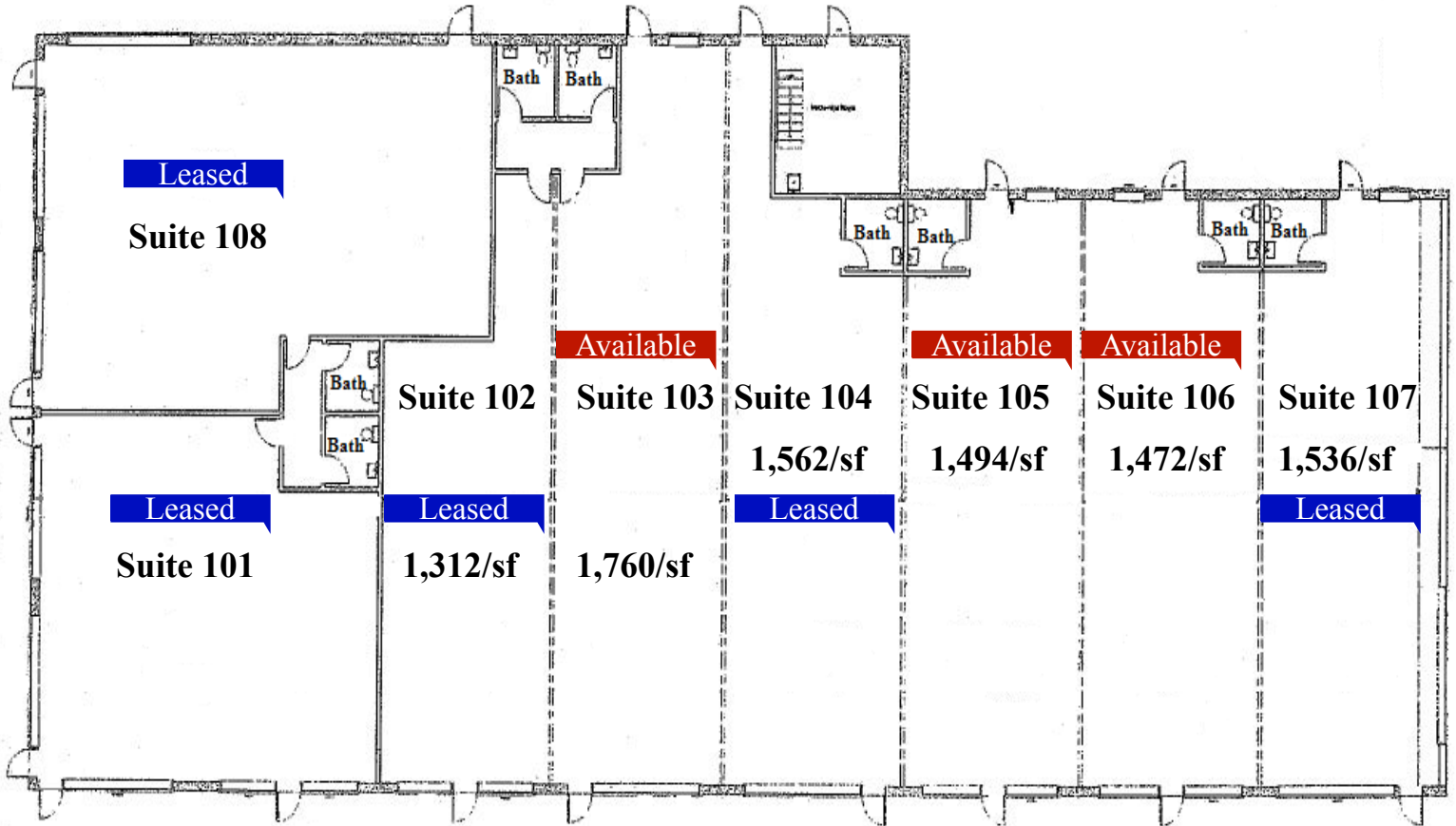
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Floorplan



Join the Current Tenants

- * U-Dollar Store
- * Day Dreamers Boutique
- * Advanced Styling
- * Lake Dental Care
- * Wholesale Sales

Spaces can be combined!



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