



## PROPERTY INFORMATION

\* Lease Price **\$4.50 - \$5.50/psf NNN**

### Space Available:

Suite A: 500 SF

Suite C: 600 SF

Suite 2: 5,902 SF

Suite 4: 7,460 SF

\* Great visibility to Highway 55

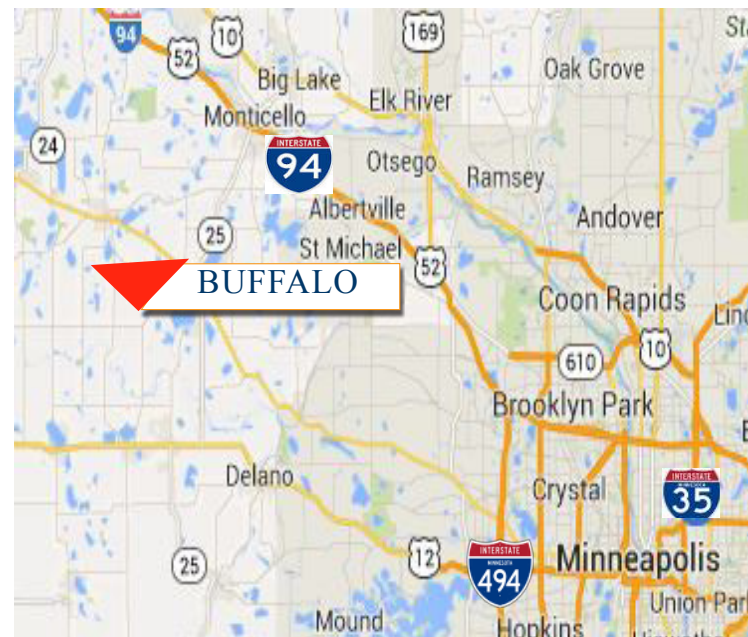
\* Zoned: I-1 (Light Industrial)

\* Great space with ample parking

\* Businesses in Area:

Target, Menards, Cub Foods, Ryan Chevrolet,

Walmart Super Center and more.



### Contact:

**WAYNE ELAM**

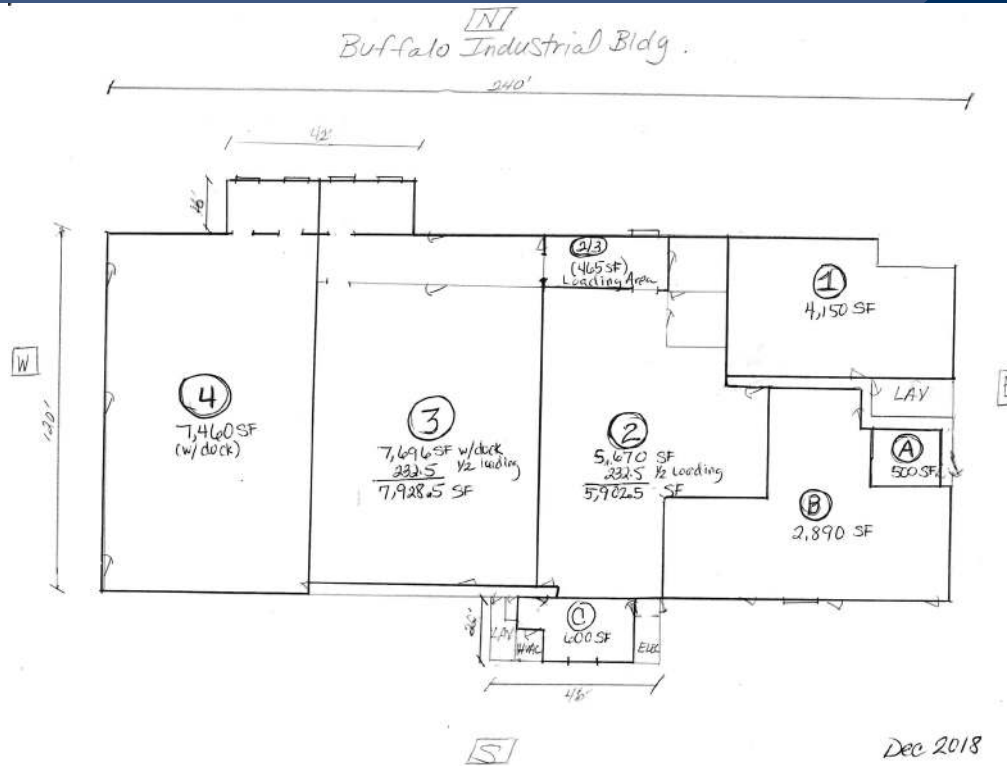
**(763) 229-4982**

**WElam@commrealtysolutions.com**



COMMERCIAL REALTY SOLUTIONS

# For Lease Industrial Space 909 1st Avenue NW - Buffalo MN 55313



## BUILDING INFORMATION

- \* Current Tenants are machine shops
- \* Heavy Power
- \* Masonry block construction
- \* 14' Sidewalls
- \* 12' Overhead Doors
- \* 2 Loading Dock

## TRAFFIC COUNTS - 2018

- \* Hwy 25 - 13,200 VPD
- \* Hwy 55 - 17,600 VPD
- \* 8th Street NW - 4,000 VPD

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## **BUILDING INFORMATION**

- \* Suite 2: 5,902 SF
- \* Office Space - Reception Office & 1 Private Office 392 SF
- \* 250 amps, 208 / 3 phase
- \* 11' clear
- \* 10' x 10' Overhead Door
- \* Shared Loading Dock

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**Suite C (600/SF) \* Warehouse Space \* 8' x 8' Overhead Door**



**Suite 4: 7,460 SF  
\*(2) Loading Docks  
\* 10' x 10' Overhead Door**

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