



## **PROPERTY INFORMATION**

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

\* CAM **\$1.00/psf**

### Space Available:

Suite A: 518 SF

Suite C: 518 SF

Suite 4: 7,730 SF

\* Great visibility to Highway 55

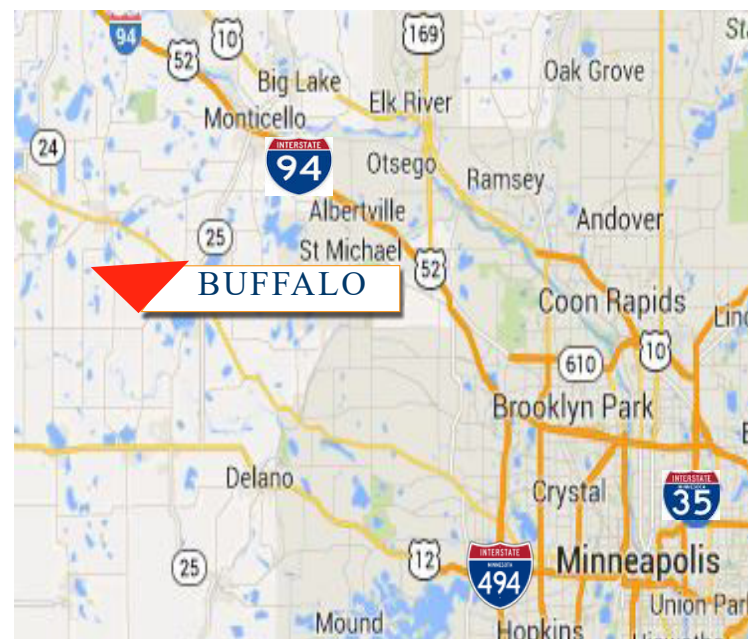
\* Zoned: I-1 (Light Industrial)

\* Great space with ample parking

\* Businesses in Area:

Target, Menards, Cub Foods, Ryan Chevrolet,

Walmart Super Center and more.



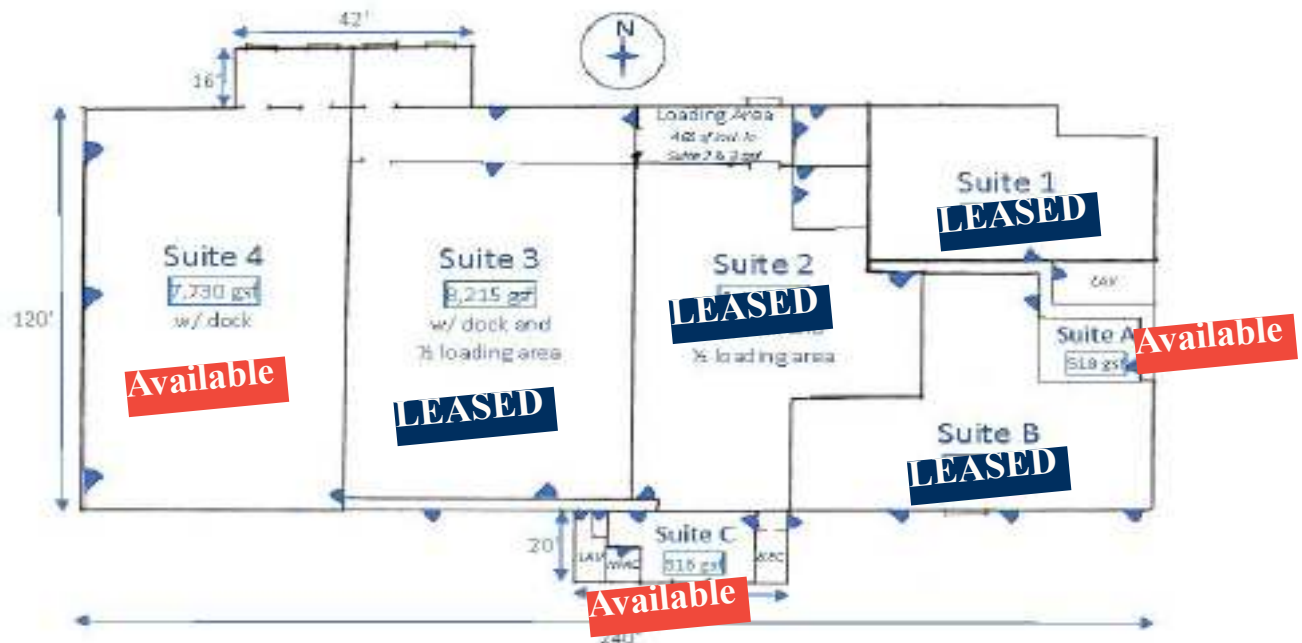
**Contact:**  
**WAYNE ELAM**  
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# For Lease Industrial Space 909 1st Avenue NW - Buffalo MN 55313

## EXHIBIT A

Buffalo Industrial Building  
909 1<sup>st</sup> Ave NW  
Buffalo, MN 55313

Gross Square Footage Floor Plan  
(February 2019 - NOT TO SCALE)



## 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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**Suite C (518/SF) \* Warehouse Space \* 8' x 8' Overhead Door**



**Suite 4: 7,730 SF  
\*(2) Loading Docks  
\* 10' x 10' Overhead Door**

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