



PROPERTY INFORMATION

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

* CAM **\$1.00/psf**

Space Available:

Suite A: 518 SF

Suite 4: 7,730 SF

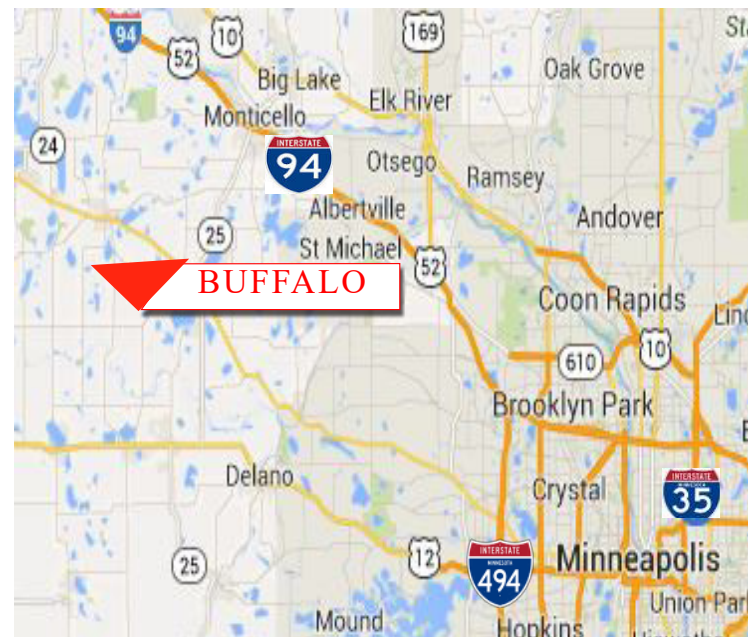
* Great visibility to Highway 55

* Zoned: I-1 (Light Industrial)

* Great space with ample parking

* Businesses in Area:

Target, Menards, Cub Foods, Ryan Chevrolet,
Walmart Super Center and more.



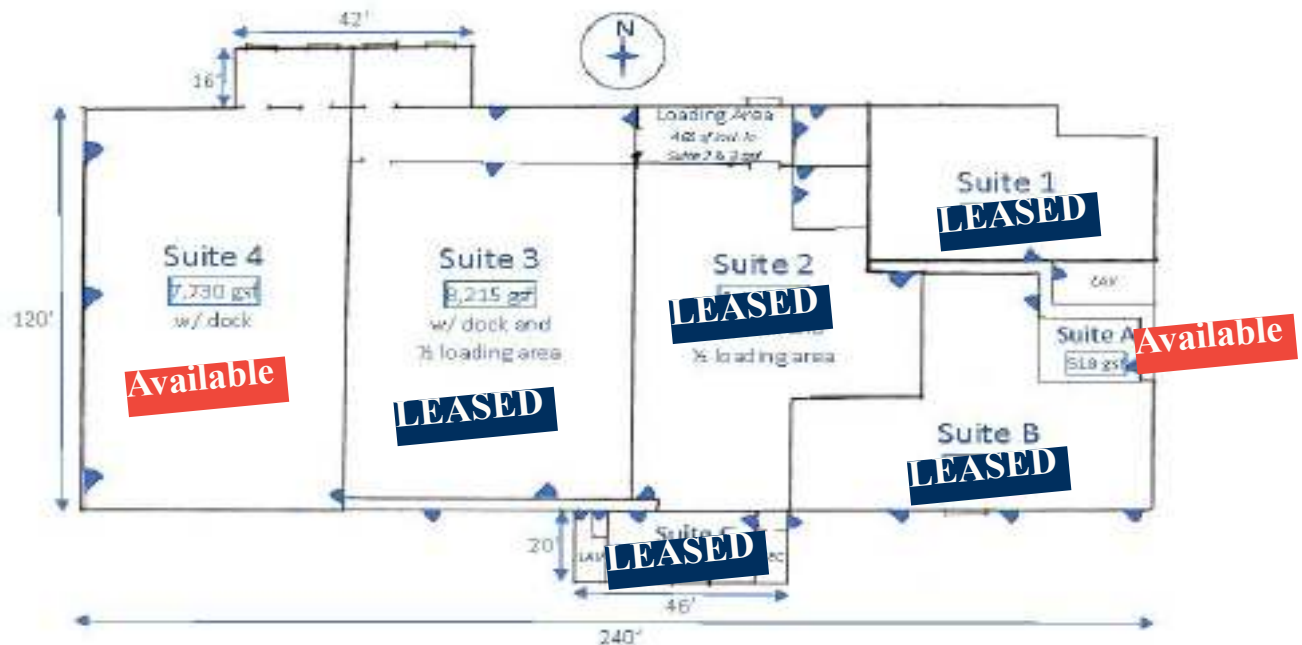
Contact:
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For Lease Industrial Space 909 1st Avenue NW - Buffalo MN 55313

EXHIBIT A

Buffalo Industrial Building
909 1st 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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