

Next to Walmart Superstore!



BUSINESS INFORMATION

* Lease Rate **\$6.00 - \$8.00/psf NNN**

Operating Expenses: \$2.60/psf

* Building Size: 12,040/sf

Space Available: 96' x 70' = 6,720/sf

* Showroom 72' x 70' = 5,040/sf

* Warehouse 24' x 70' deep = 1,680/sf

* High Quality Building

* Meeker County PID 27-3020000

* Zoning: Commercial

* Business in the Area:

Anytime Fitness, Walmart Superstore, Binsfeld Tire,

Subway, Verizon, AmericInn, McDonald's & more...



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com



PROPERTY INFORMATION

- * North Side of Highway 12
- * Great Visibility
- * Easy Highway Access



TRAFFIC COUNTS - 2019

- * Highway 12 - 5,900 VPD

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For Lease
Highway Commercial Property
2226 E. U.S. Hwy 12, Litchfield 55355



Space is currently an appliance store.

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