



1136 114th Lane NW.
Office/Warehouse
Coon Rapids, MN 55448

FOR LEASE
6,441 SF Available



FEATURES:

- Suite 300 (6,441 SF) Available FOR LEASE.
- Great location off of Hanson Blvd near Hwy. 10 in Coon Rapids.
- Distinctive entrances with beautiful landscaped building.
- Ample Parking Available

LEASE RATE
\$9.95 / psf (Office)
\$5.75 / psf (Mezz)
\$5.75 / psf (Warehouse)
Plus Tax & Cam

Availability:
▲ Suite 300 - Available 11.01.2022
1,600 SF Office
1,600 SF Office Mezzanine
3,241 SF Warehouse
6,441 SF = Total

FACTS:

- ▲ 2022 Tax & CAM
\$2.20 /psf (Taxes) & \$1.40 / psf (CAM)
(NO Tax & Cam on Mezz SF)
- ▲ 20' Clear Height
- ▲ 1,200 amp - 3 phase power
- ▲ Shared Men's & Womens Bathroom.
- ▲ Suite 300 - (1) 12' x 14' Drive In Door
- (1) 8' x 10' Dock Door

Overview 1
Aerial Maps 2
Site Plan 3
Floor Plan..... 4



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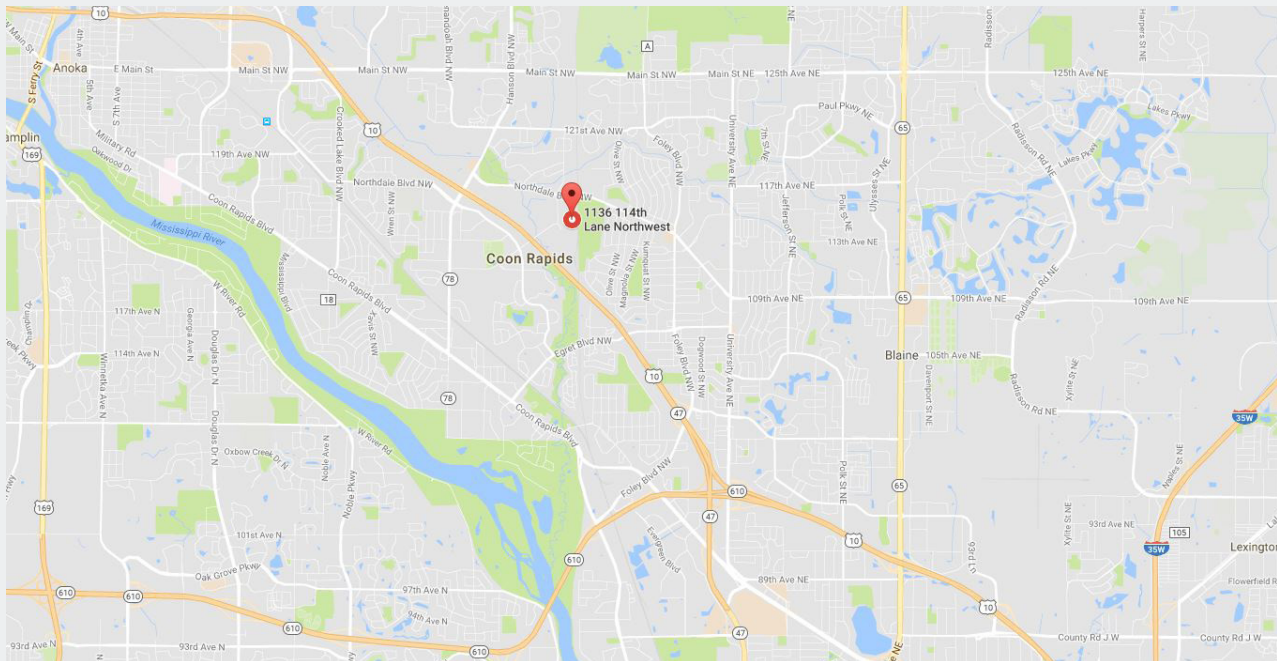
Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

FOR LEASE
6,441 SF Available



Contact

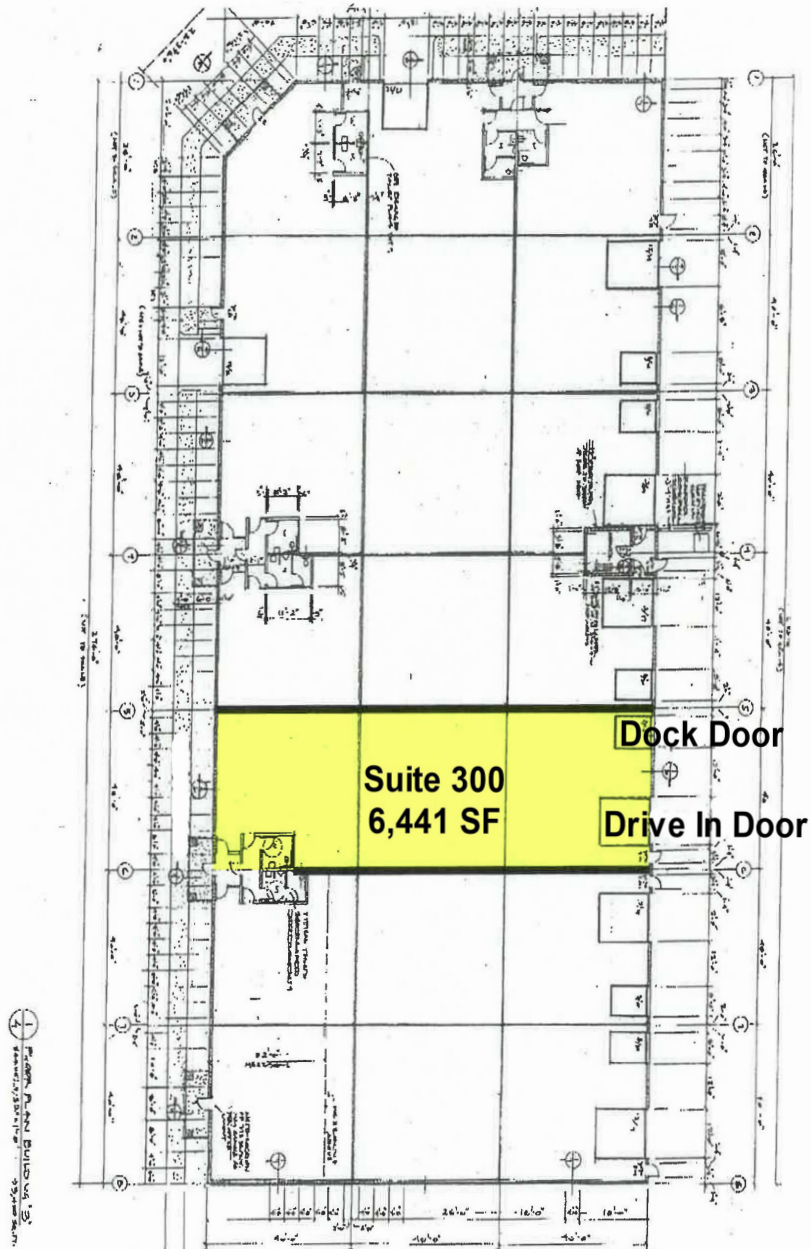
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SITE PLAN

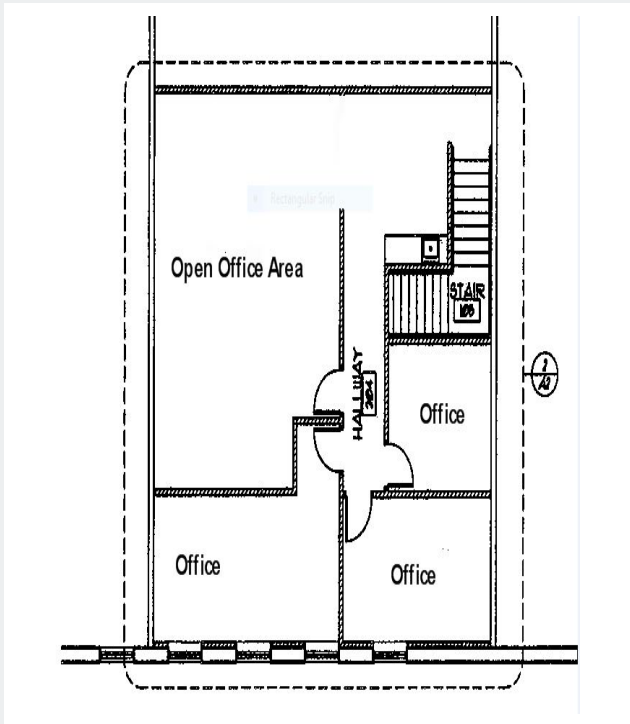
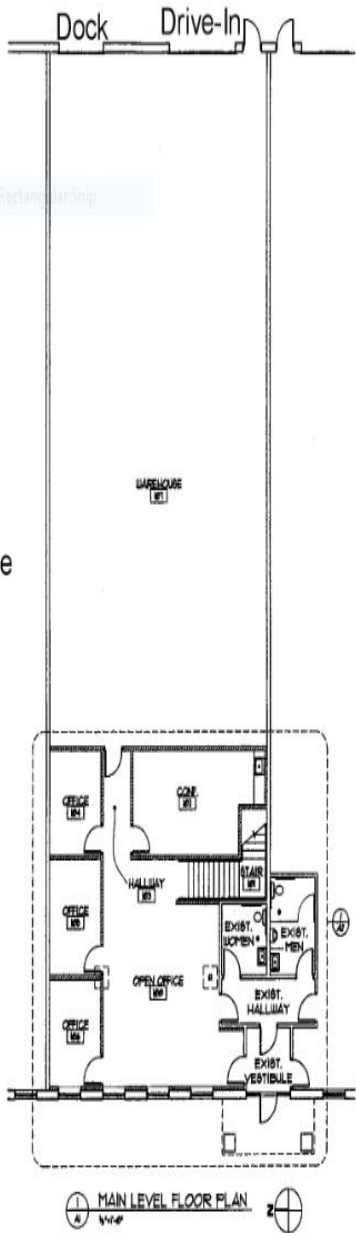
FOR LEASE
6,441 SF Available



FLOOR PLAN

FOR LEASE
6,441 SF Available

1,600 sf Office
1,600 sf Mezzanine Office
3,241 sf Warehouse
6,441 Total Square Feet



SUITE 300