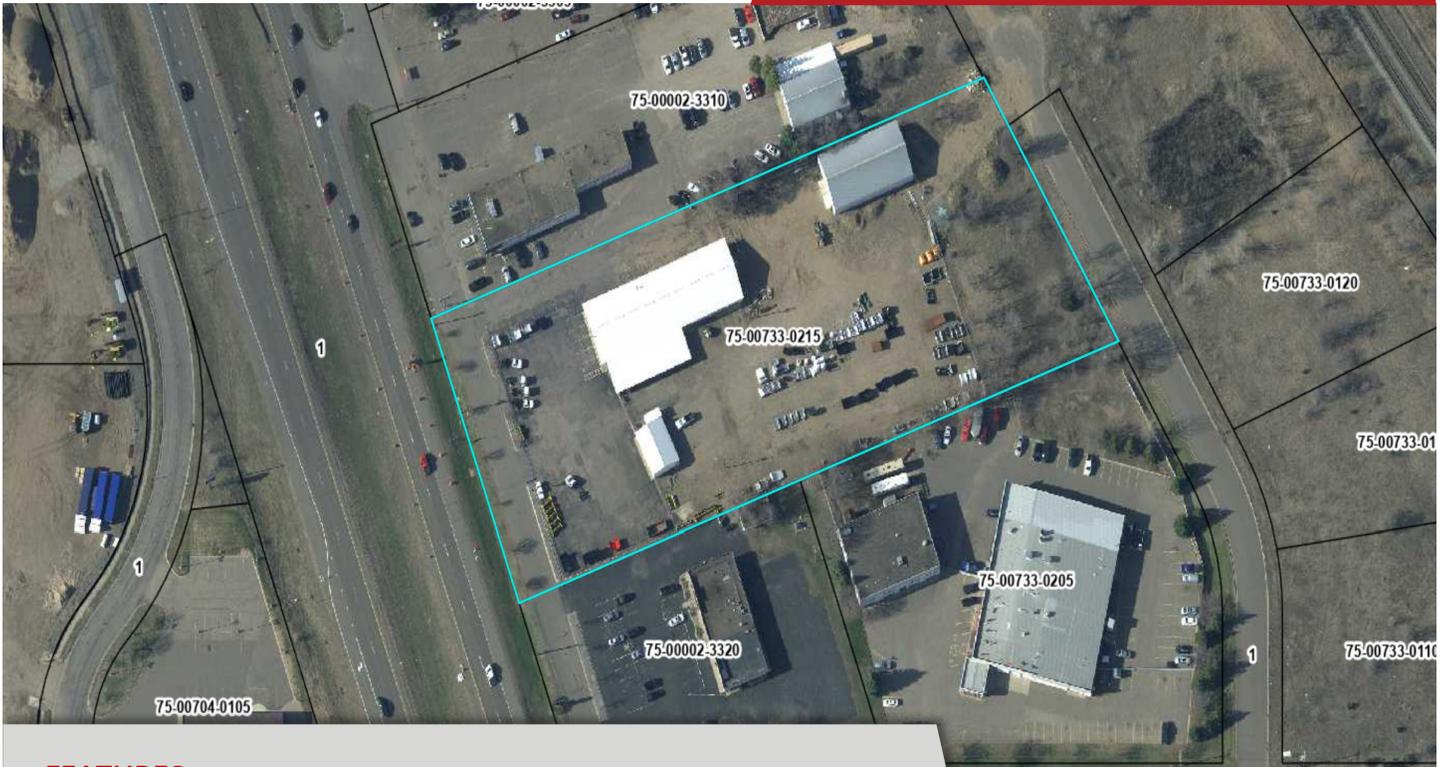


**FOR LEASE**  
**14,150 SF AVAILABLE**



**FEATURES:**

- 14,150 SF Industrial Building Available FOR LEASE in Elk River, MN
- Great exposure to high traffic counts on US Hwy 10.
- Perfect for many companies with outside storage / sales requirements.
- Secured gated access with outdoor storage.

**LEASE RATE**  
**NEGOTIABLE**

Overview ..... 1  
 Aerial Maps ..... 2  
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**FACTS**

- Outside Storage available - 86,150 SF
- Cold Storage available - 5,450 SF
- Shop Area - 4,250 SF
- Showroom Area - 4,450 SF
- (2) Drive in doors - 10' x 12'
- (1) Drive in door (Cold Storage) - 16' x 10'
- Built in 1976
- 3.61 acre site



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

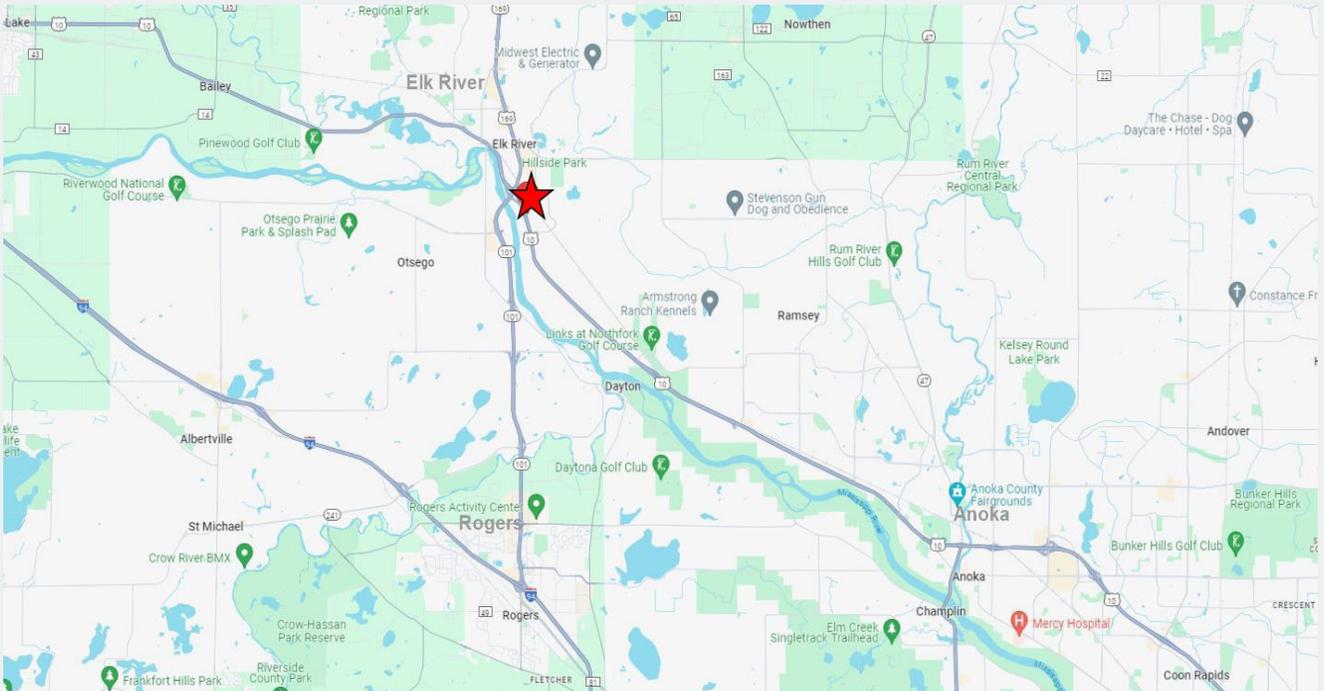
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Maple Grove, MN 55369



**INDUSTRIAL BUILDING**  
17369 US Highway 10  
Elk River, MN 55330

**AERIAL & MAP**

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Fax: 763.424.7980

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**SITE PLAN**

**FOR LEASE**  
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**INDUSTRIAL BUILDING**  
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**PHOTO GALLERY  
OUTSIDE STORAGE**

**FOR LEASE  
14,150 SF AVAILABLE**



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Fax: 763.424.7980

**Arrow Companies**

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Maple Grove, MN 55369

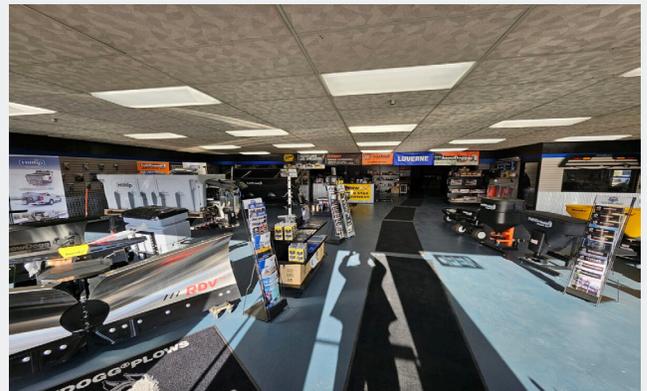
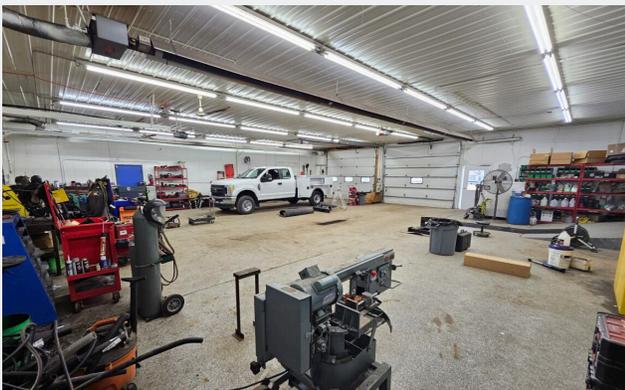
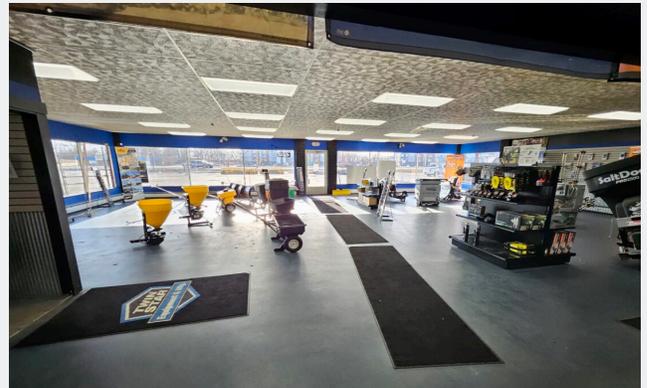
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**PHOTO GALLERY  
OFFICE / WAREHOUSE**

**INDUSTRIAL BUILDING**  
17369 US Highway 10  
Elk River, MN 55330

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## CITY OF ELK RIVER INFO

## INDUSTRIAL BUILDING

17369 US Highway 10  
Elk River, MN 55330

**FOR LEASE**  
**14,150 SF AVAILABLE**

Elk River is a city in Sherburne County, Minnesota, United States, about 34 miles northwest of Minneapolis. It is situated at the confluence of the Mississippi and Elk Rivers. The population was 22,974 at the 2010 census, making Elk River the second largest city in the Central Minnesota region after St. Cloud. It is the county seat. The city's population exceeded 20,000 as of year 2005. U.S. Highways 10 and 169 and State Highway 101 are three of the main routes in Elk River, and a station on the Northstar Commuter Rail line to downtown Minneapolis is located in the city. Elk River is located 33.2 miles northwest of Minneapolis and 37.4 miles southeast of St. Cloud. from the center of Plymouth.

Elk River boasts an available and productive workforce that helps make this area a leader in job creation. Employment opportunities continue to keep pace with significant population growth. This is due, in part, to a diverse group of businesses and industries located in Elk River. The city and numerous local lenders provide financing to new and expanding businesses. Programs may include industrial revenue bonds, tax increment financing, supplemental micro loans, tax abatement, venture capital funds, as well as full service community banking opportunities.

Most significantly, for a community of its size, Elk River enjoys one of the lowest overall tax rates in the entire state of Minnesota. As part of Elk River's commitment to retain this low tax rate and a high quality of life, the City Council recently adopted a Growth Management Plan and an Economic Strategic Development Plan. Proper planning ensures that growth initiatives are effectively implemented and managed. This is Elk River's commitment to creating better jobs, providing quality housing options, and producing more opportunities for everyone.



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