

For Sale / Lease

Office - Warehouse Building 15,700 Sq/Ft Available

3119 Lynn Ave, St. Louis Park, MN 55416



Jordan Greenberg
Andrew Ward
952-746-9600

SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. • Minneapolis, MN 55426

Building Information and Site Map

TOTAL BUILDING Sq Ft:	15,700	CLEAR HEIGHT:	18' in 5,000 sq ft 14' in 8,000 sq ft
Office Sq Ft:	2,000	POWER:	480 Volts / 600 Amps
Warehouse Sq Ft:	13,000	PARKING:	Lot & Street
LAND AREA:	0.68 Acres	LOADING:	3 Dock Doors
YEAR BUILT:	1956		



COMMENTS: *Hard to find free-standing industrial building for sale or lease close to downtown and Lake Calhoun in the city of St. Louis Park. Great building for most industrial uses with excellent highway access in a central SW location.*

*** SELLER FINANCING AVAILABLE**

- * Owner/User or Investor building
- * Three dock doors
- * Easy highway access to Highways 7 & 100
- * Plenty of power

SALE PRICE: \$995,000 (Seller Financing Available)
REAL ESTATE TAXES: \$27,196 (\$1.73 Per Sq Ft)

LEASE RATES: \$4.25 / \$8.00 Net Per Sq Ft



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For Leasing & Sales Information:

Jordan Greenberg 952-746-9600
(jordan@spaceneteq.com)

Andrew Ward 952-746-9635
(andrew@spaceneteq.com)

Ph: 952-746-9600

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Building Aerial



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