

XEON INDUSTRIAL BUILDING



11201 XEON STREET NW | COON RAPIDS, MN 55448

FOR LEASE



BUILDING SIZE:

85,480 Sq. Ft.

AVAILABLE SPACE:

17,280 Sq. Ft.

LEASE RATES:

\$10.00 Per Sq. Ft. - Office (Build-to-Suit)

\$5.25 Per Sq. Ft. - Warehouse

\$0.89 Per Sq. Ft. - 2019 Tax & CAM

AVAILABLE:

Now

CLEAR HEIGHT:

28'

COLUMN SPACING:

45'x48'

PROPERTY HIGHLIGHTS

- **BRAND NEW CONSTRUCTION!**
- 17,280 Sq. Ft. Available Now
- 28' Clear Height
- Office Space Build-to-Suit
- Flexible Zoning to Accommodate all Industrial Uses



XEON INDUSTRIAL BUILDING

11201 XEON STREET NW | COON RAPIDS, MN 55448

LEASING SPEC SHEET

AVAILABLE SPACE:

17,280 Sq. Ft.

LEASE RATES:

\$10.00 Per Sq. Ft. - Office (Build-to-Suit)

\$5.25 Per Sq. Ft. - Warehouse

\$0.89 Per Sq. Ft. - 2019 Tax & CAM

MONTHLY GROSS RENTAL RATE:

\$8,841.60

CLEAR HEIGHT:

28'

LOADING:

Two (2) 8'x10' Dock Doors

One (1) 14'x14' Drive-In Door

AVAILABLE:

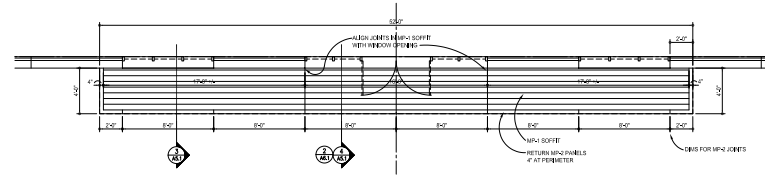
Now



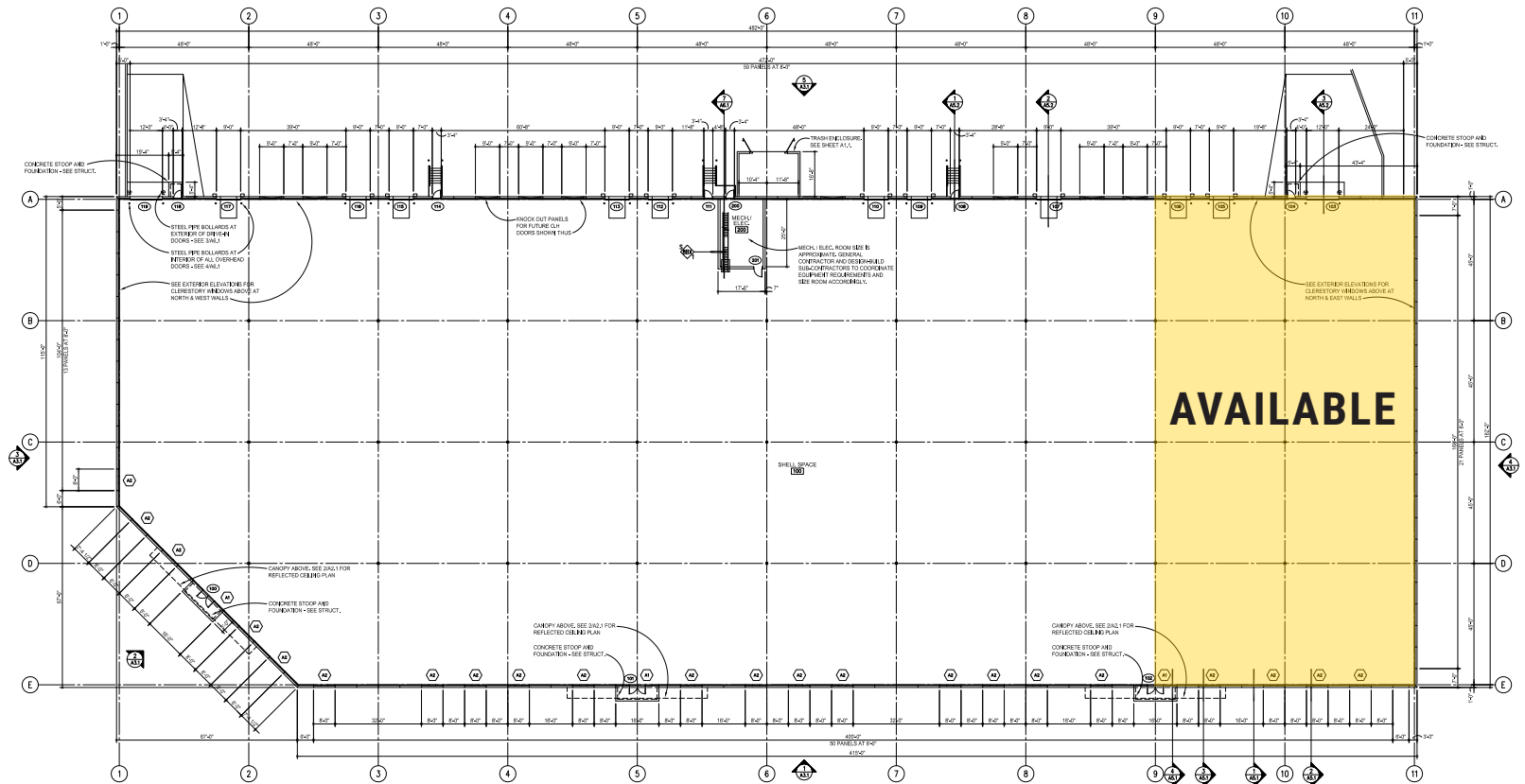
XEON INDUSTRIAL BUILDING

11201 XEON STREET NW | COON RAPIDS, MN 55448

FLOOR PLAN



2 CANOPY REFLECTED CEILING PLAN
1/4"=1'-0"



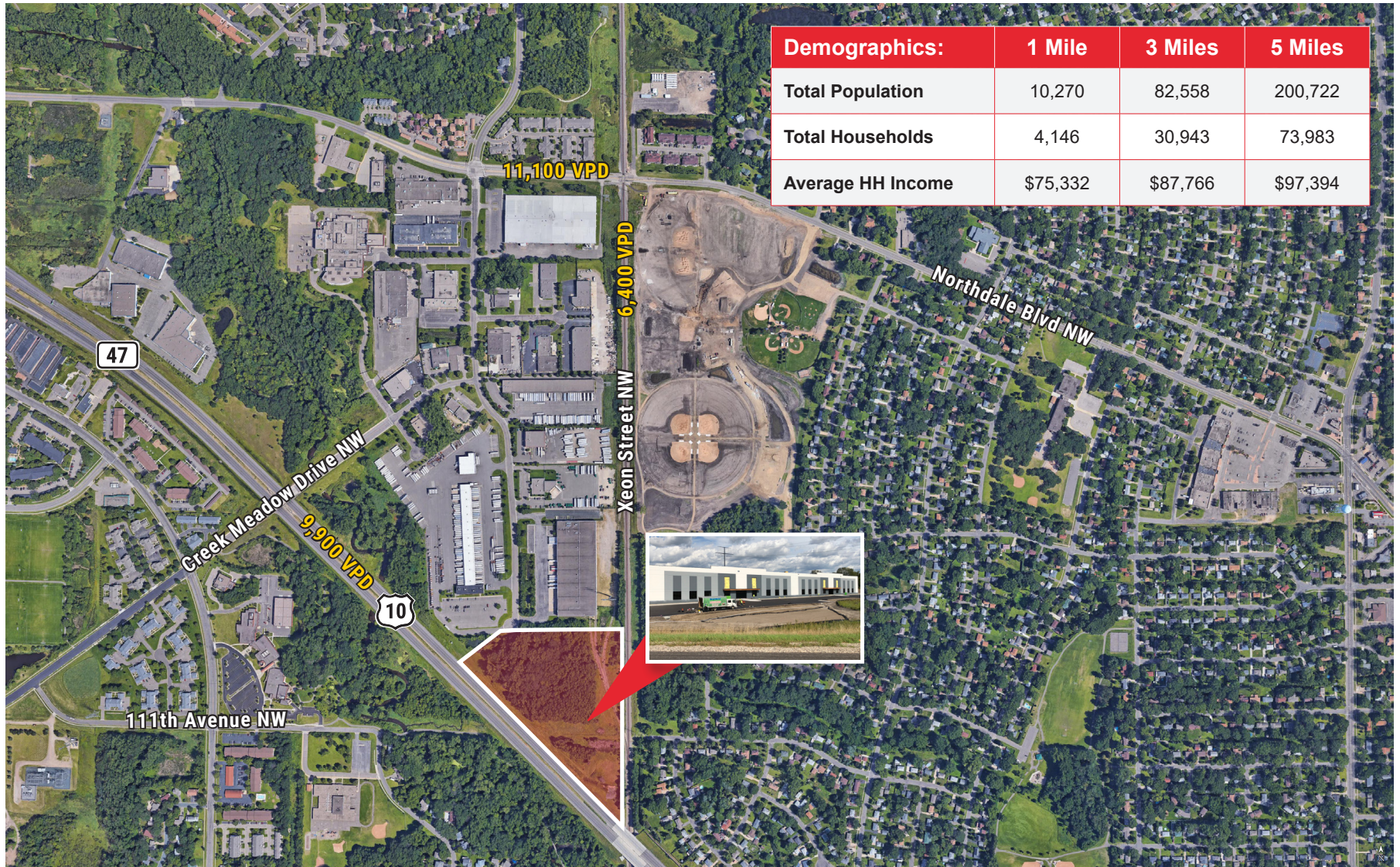
1 FLOOR PLAN
1/16"=1'-0"



XEON INDUSTRIAL BUILDING

11201 XEON STREET NW | COON RAPIDS, MN 55448

AERIAL MAP



XEON INDUSTRIAL BUILDING

11201 XEON STREET NW | COON RAPIDS, MN 55448



DAN FRIEDNER
Managing Director
D +1 612 430 9991
M +1 612 599 7864
dan.friedner@ngkf.com

JAY CHMIELESKI
Managing Director
D +1 612 430 9982
M +1 612 275 3772
jay.chmieleski@ngkf.com

PATRICK CULLEN
Associate
D +1 612 430 9995
M +1 651 308 4271
patrick.cullen@ngkf.com

www.ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

