

6931 **135TH AVENUE NE**  
COLUMBUS | MN 55025



**FOR LEASE**



**AVAILABLE SPACE:**

Approx. 600 Sq. Ft. - Office  
Approx. 5,200 Sq. Ft. - Warehouse  
Approx. 6,000 Sq. Ft. - Total

**LEASE RATE:**

\$10.00 Per Sq. Ft. - Office  
\$5.00 Per Sq. Ft. - Warehouse  
\$0.50 Per Sq. Ft. - Outside Storage

**2019 EST. OPEX:**

\$1.29 Per Sq. Ft. - Tax  
\$1.00 Per Sq. Ft. - CAM  
\$2.29 Per Sq. Ft. - Total

**LOADING:**

Two (2) Drive-In Doors

**SITE SIZE:**

3.99 Acres Total

**OUTSIDE STORAGE:**

Approx. 2.00 Acres Total

**PROPERTY HIGHLIGHTS**

- Available now
- Located five minutes from Lake Drive, Highway 97 and I-35W
- 28 surface parking stalls
- Approximately 2.00 acres of outside storage available
- Close proximity to nearby restaurants & retail
- Anoka County Parcel ID: 33-32-22-31-0010



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## ANOKA COUNTY GIS MAP

