

ONSITE WAREHOUSE & STORAGE

53 WOODLYNN AVENUE | LITTLE CANADA, MN 55117



BUILDING SIZE:

Build-to-Suit - Office

27,000 SF - Warehouse

ASKING RATE:

\$10.00/SF - Office

\$5.00/SF - Warehouse

2020 EST. TAX & CAM:

\$1.55/SF - Tax

\$1.00/SF - CAM

\$2.55/SF - Total

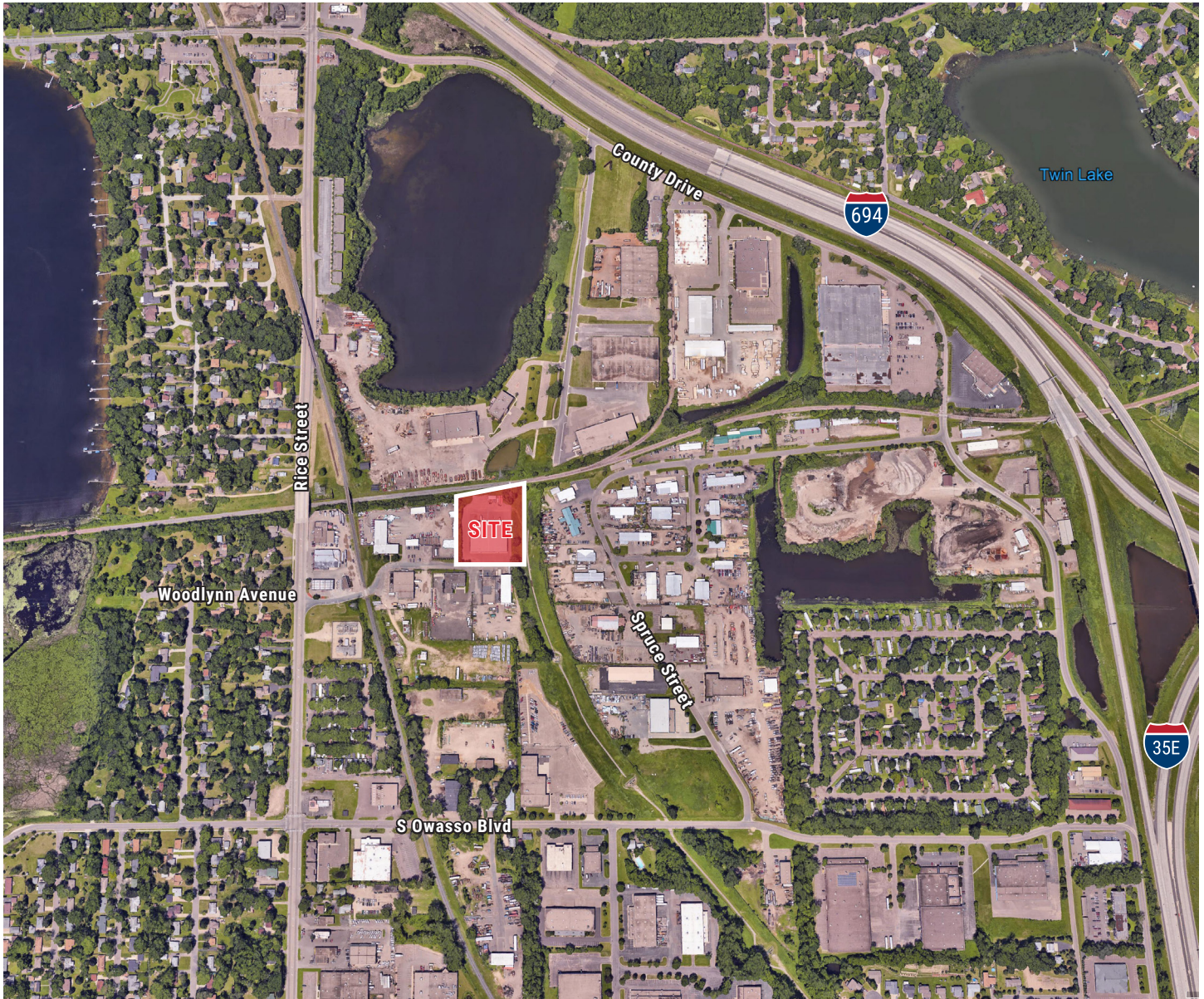
PROPERTY HIGHLIGHTS

- Approx. 27,000 total building square feet
- Direct access to I-694, Hwy 36 & I-35E
- Near many retail shops, restaurants and hotels
- 18' clear height
- Four (4) docks and four (4) drive-in loading doors
- Divisible to 6,750 square feet
- Outside storage potential



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