

# For Sale or Lease

## 1100 McKinley Street

Anoka, MN

\$3,400,000



### Building Amenities

- Property Type: Office/Manufacturing/Warehouse
- Availability: November 1<sup>st</sup>, 2014
- Building SF: 55,685 square feet (includes 1,960 sq ft of mezzanine office)
- SF Available: Up to 39,450 square feet
- Clear Height: 22'
- Utilities: City Water & Sewer
- Sprinkler: Yes
- Access: Easy Access from Hwy 10
- Construction: Tilt-Up

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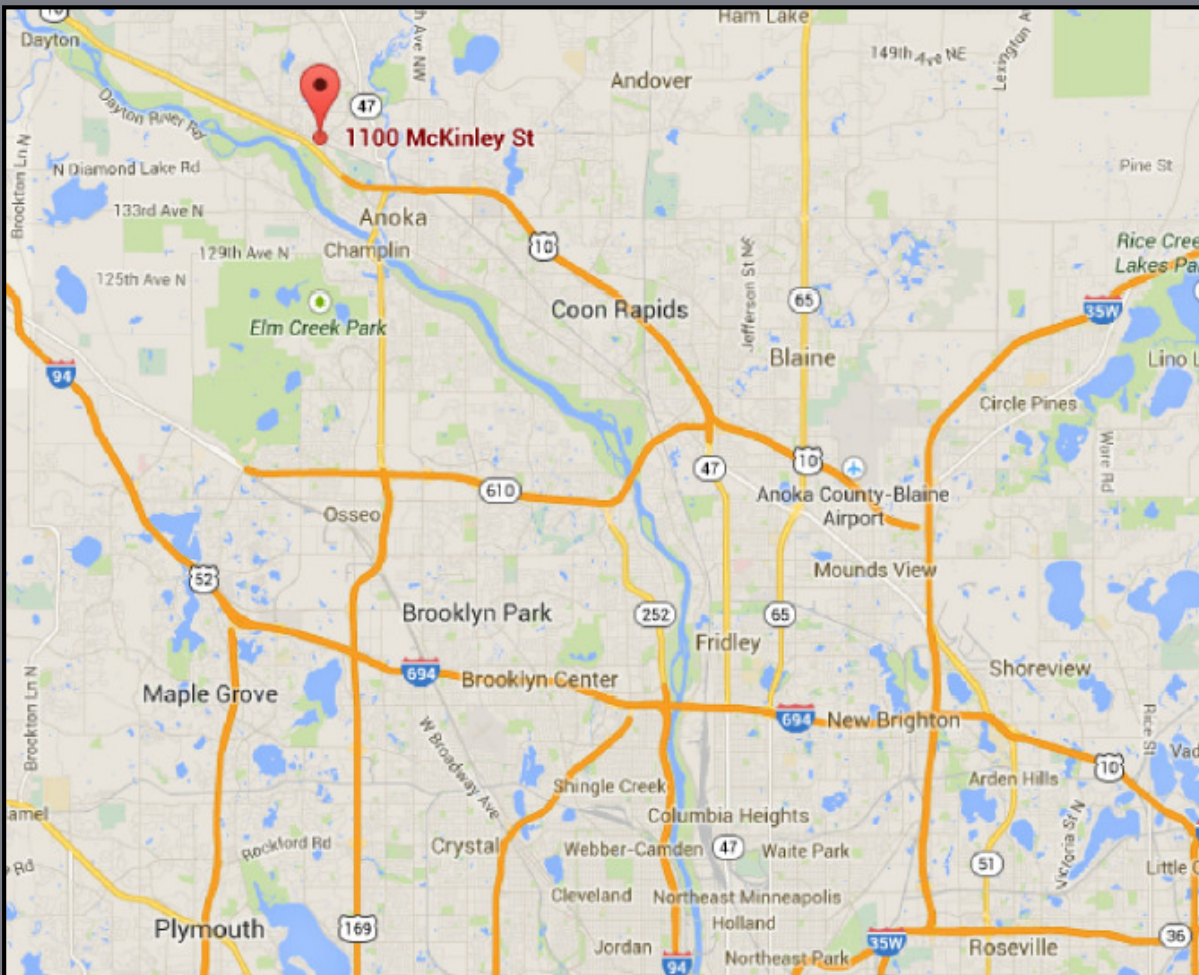


Jason Gabrielson  
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## Building Location



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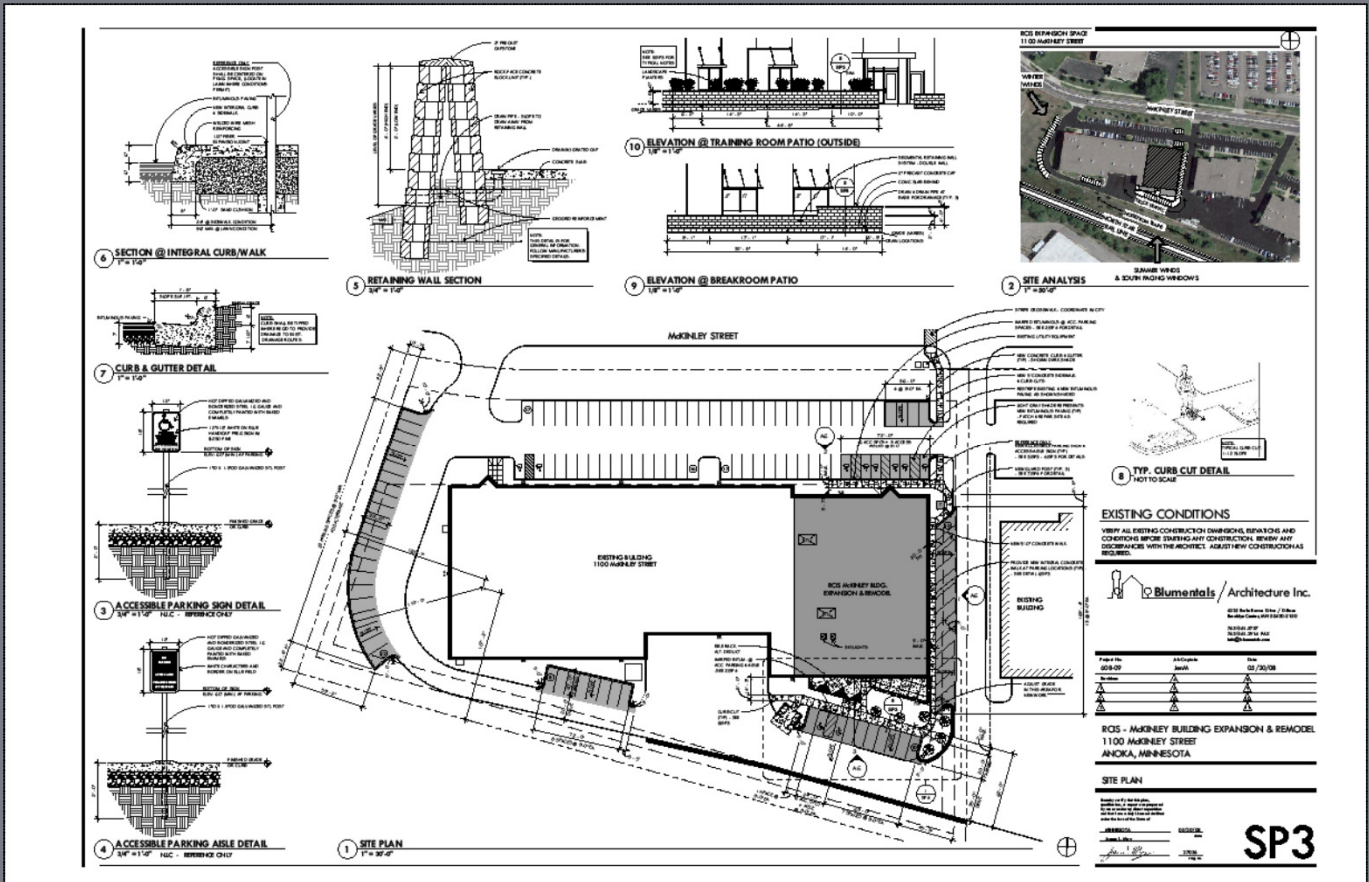


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## Building Plan



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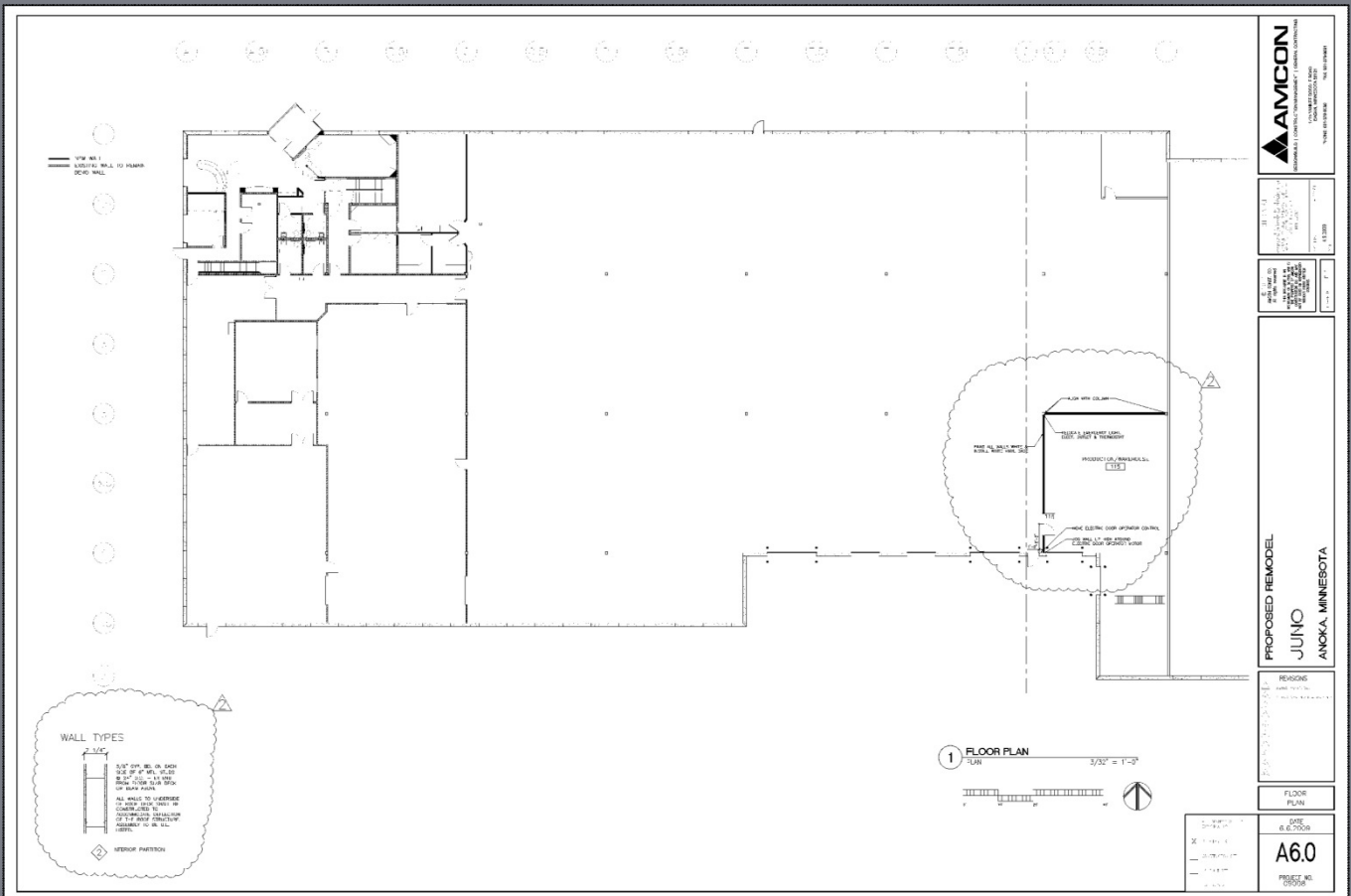


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**Space Available November 1, 2014**



➤ SF Available:	1 <sup>st</sup> Floor Office	5,413 sq ft
	2 <sup>nd</sup> Floor Office	1,960 sq ft
	Production	5,802 sq ft
	Warehouse	<u>26,275</u> sq ft
	Total Space	39,450 sq ft

➤ Lease Rates:	Office	\$9.00/sq ft
	Manufacturing	\$5.50/sq ft
	Warehouse	\$4.75/sq ft
	CAM	\$1.00
	Taxes	\$1.66

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