

# Office Warehouse Building For Lease

GAUGHAN COMPANIES

13,027 SF AVAILABLE

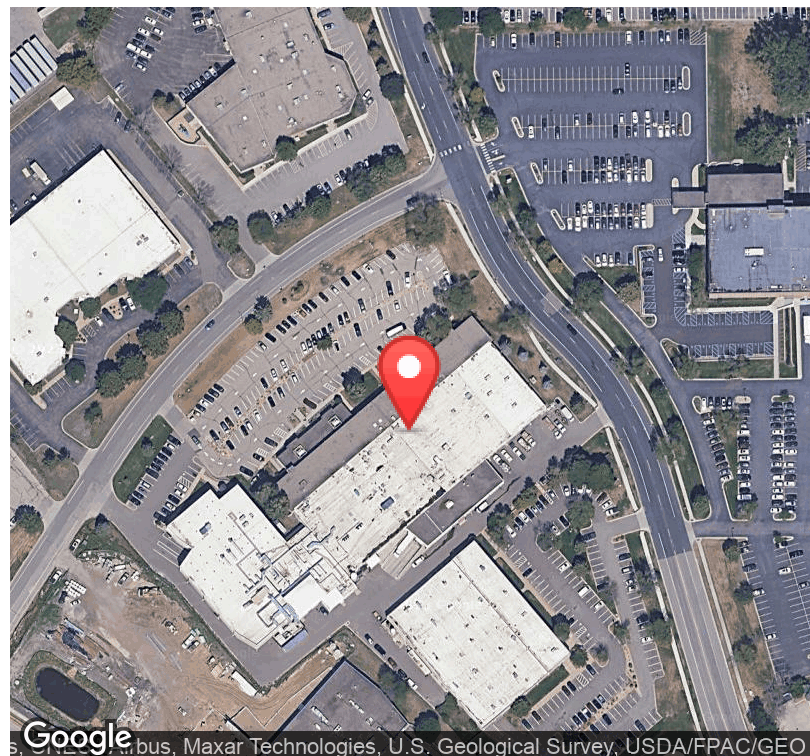
8990 SPRINGBROOK DRIVE, COON RAPIDS, MN 55433



## LOCATION INFORMATION

- 10,405 SF Warehouse
- 2,622 SF Office Space Available with Private Entry
- 16FT Clear Heights
- 2 Drive-in Doors
- Minutes from Major Highways
- Heavy Electrical Capacity
- 2023 CAM/Taxes: \$6.27

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,499	82,323	281,632
Total Population	5,977	216,337	717,551
Average HH Income	\$72,137	\$87,033	\$92,852



DAN HEBERT

Senior Vice President

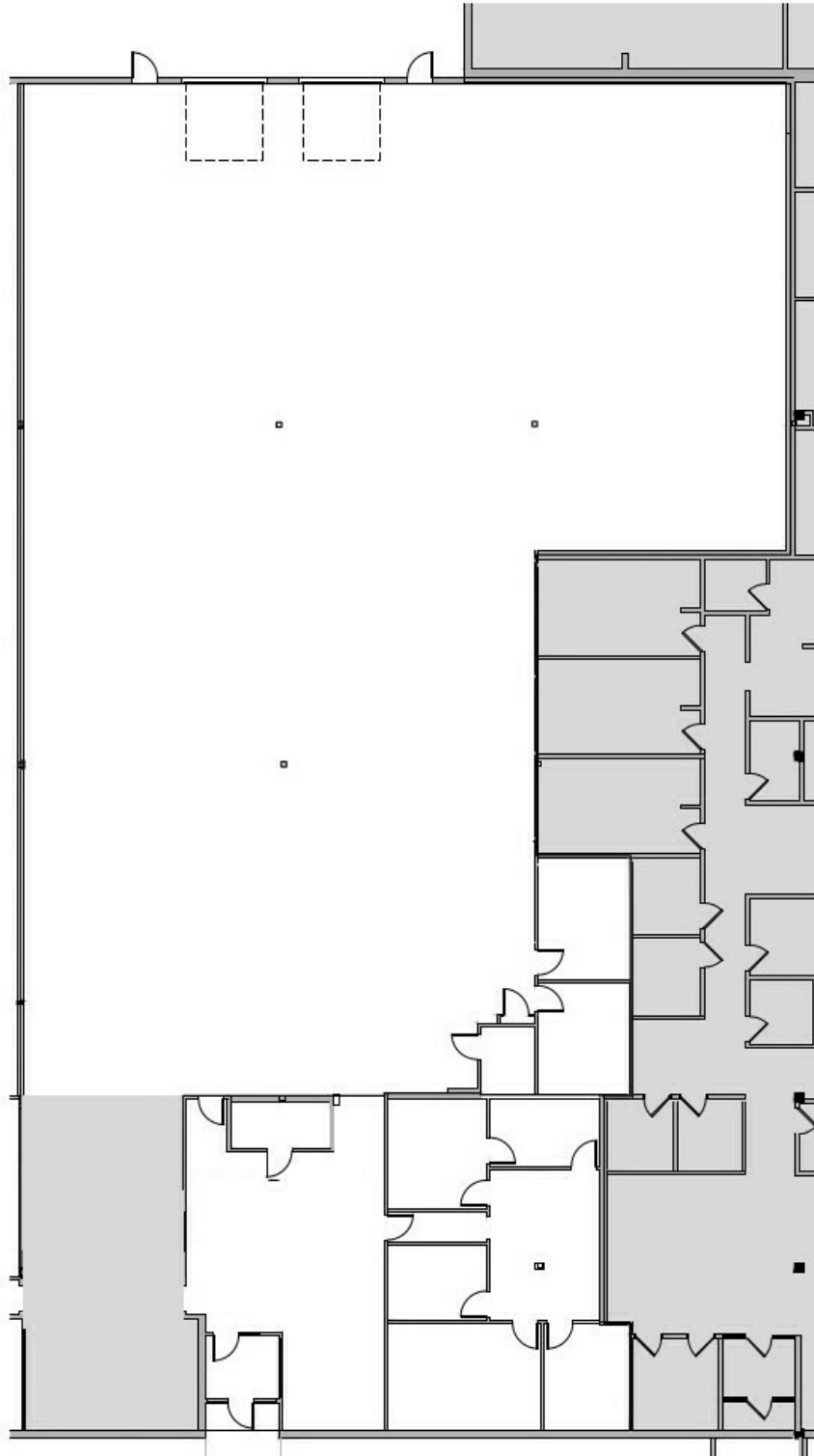
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# Office Warehouse Building For Lease

SUITE 110/115 - 13,027 SF

8990 SPRINGBROOK DRIVE, COON RAPIDS, MN 55433





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**PRIVATE ENTRANCE INTO OFFICE WAREHOUSE SPACE**

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**DAN HEBERT**

Senior Vice President

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## SUITE 110 ADDITIONAL PHOTOS

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# Office Warehouse Building for Lease

## RETAILER MAP

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