FOR LEASE | WAREHOUSE/OFFICE

212 BUSINESS CENTER

717 FAXON ROAD, NORWOOD YOUNG AMERICA, MN

Property Features:

- 131,939 SF industrial building
- 13,887 SF of warehouse available
- 2 story office building - 7,584 SF available
- 2 dock doors, additional drive-in may be available
- $4/SF Gross
- Concrete reinforced floors - Metal roof
- 1 gig of fiber optic internet
- Exterior signage available
- Exceptional visibility off of HWY 212

Contact Us

JOEL BUTTENHOFF

952.368.9009
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102 Jonathan Boulevard North
Suite 200
Chaska, MN 44318

www.5thstreetventures.com

Full Property Information:

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- 49’ x 24’ column spacing
- Newer section (105,072 SF) - 25’6” peak / 15’4” eave
- Original section (26,868 SF) - 19’6” peak / 15’4” eave
- 1600 amps / 800 amps / 3-phase

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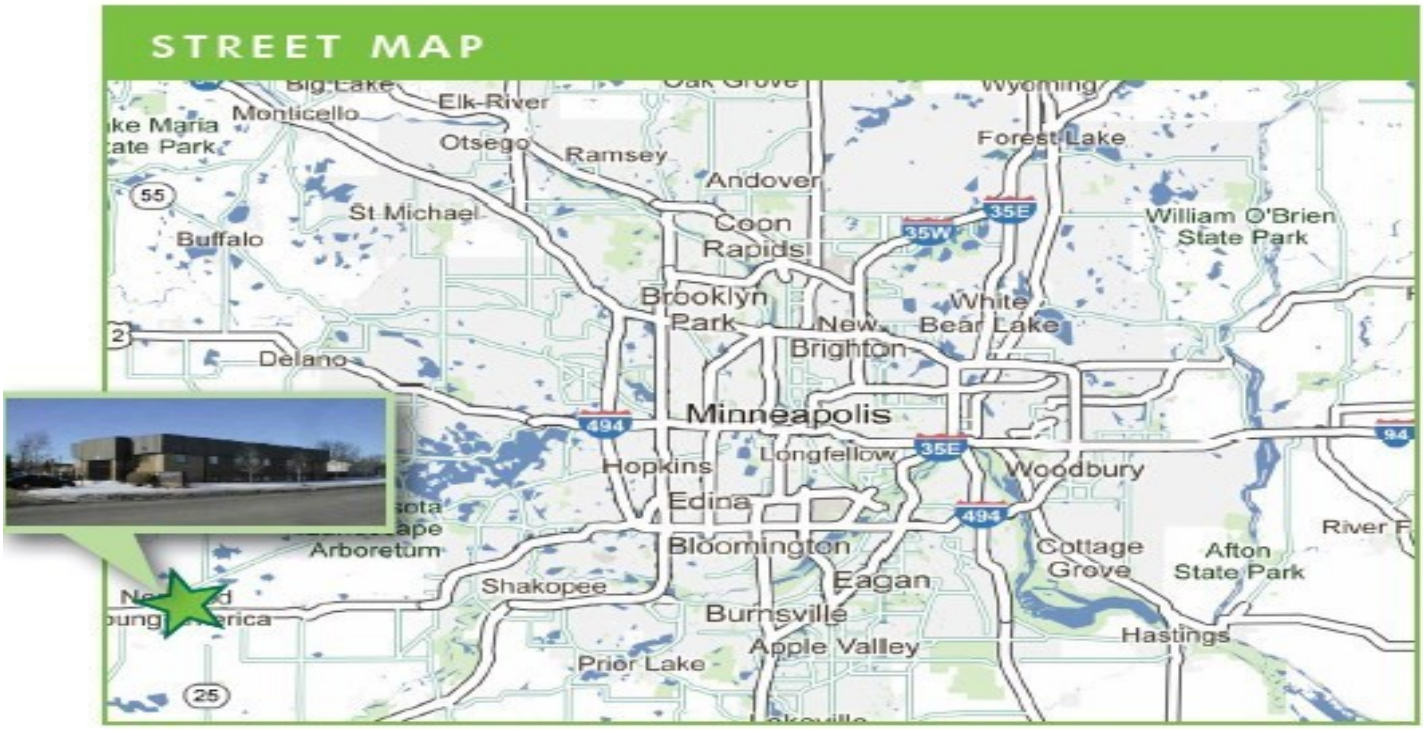

TRANSPORTATION:

- Hutchinson, MN - 26 miles northwest via MN - Hwy. 22
- Eden Prairie, MN - 25 miles east to I-494/Hwy. 212 Interchange
- Minneapolis - 42 miles northeast via Hwy. 212
- Mankato, MN - 51 miles south via Hwy. 169
- Iowa/Minnesota border 130 miles south
- Mpls-St. Paul International Airport (40 miles) and Glencoe Municipal Airport (10 miles)

HIGHLIGHTS:

- Exceptional value
- New ownership
- $4/SF gross lease rate
- 25 minutes to I-494 in Eden Prairie
- Open warehouse area

For further information contact:

Joel Buttenhoff

Phone: 952.368.9009

Email: smathis@5thstreetventures.com

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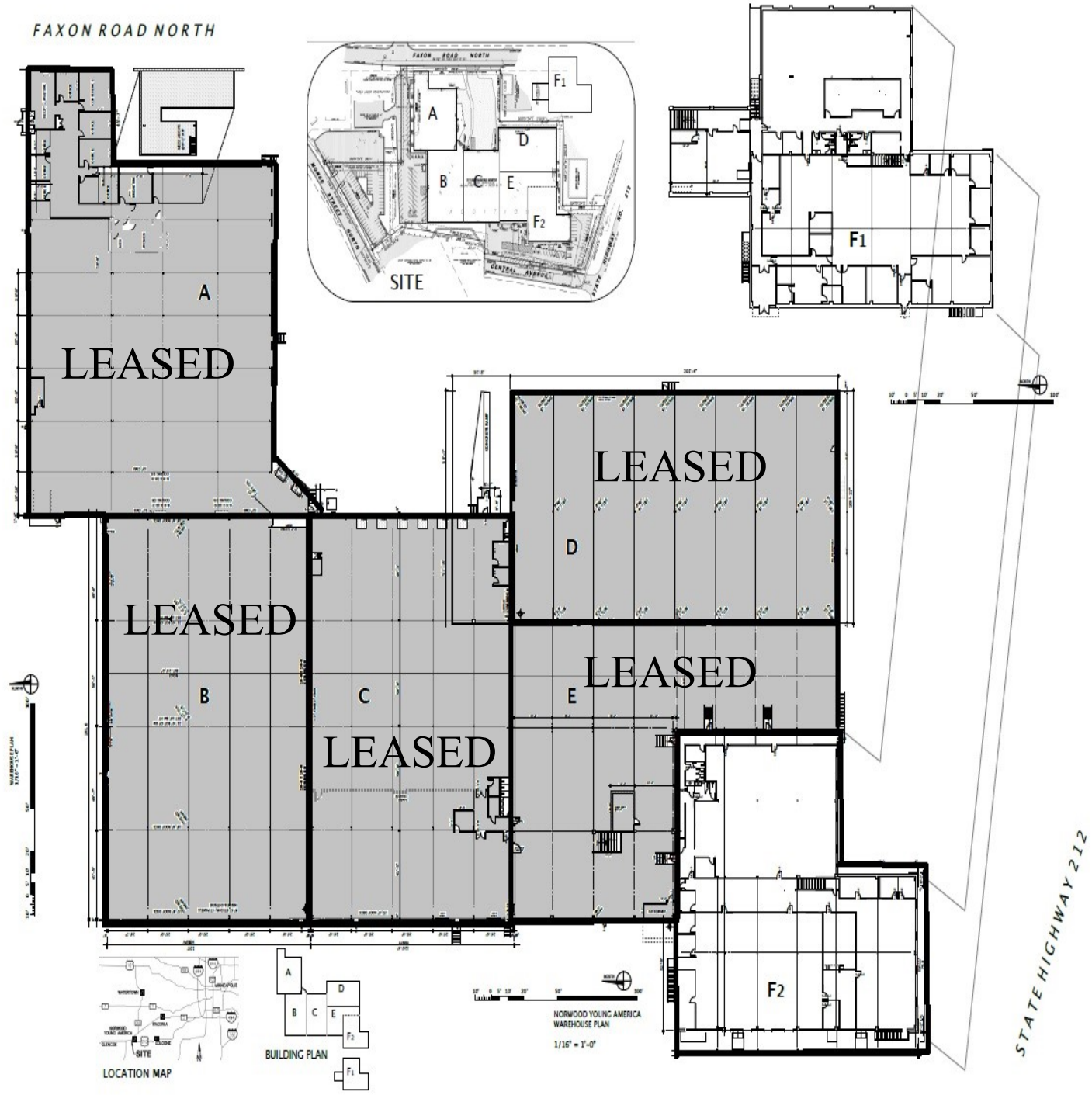

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