



FOR LEASE

7280 Dickman Trail
Inver Grove Heights, MN 55076



INDUSTRIAL WAREHOUSE | SHOP OPPORTNITY

- 4450 Square Foot - Warehouse / Shop
- 12'h x 16'w and 12' x 12' drive in door
- Available for occupancy
- Optional office build out possible
- Gross lease (plus heat)
- 41,000 SF Outdoor paved and fenced yard area
- On-site outdoor loading dock
- Access to 494 and HWY 52

FOR ADDITIONAL INFORMATION AND SHOWINGS CONTACT:

Ryan Stanton | Office: (651) 319-5035 | Mobile: (651) 485-9005 | Ryan@coleshire.com



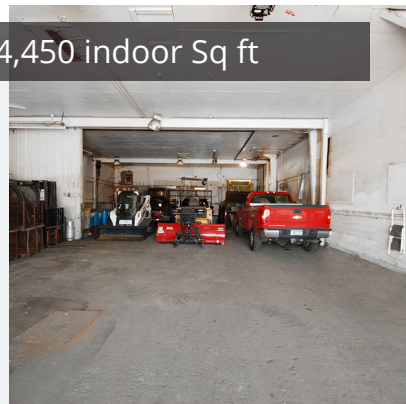
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Property Details

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Inver Grove Heights, MN 55076

Location:	7280 Dickman Trail Inver Grove Heights, MN 55076
Build Size:	4,450 square feet
Currently Available:	4,450 square feet Light industrial / shop space (optional office build out)
Year Built:	1954
Outdoor Storage:	41,000 SF exclusive paved fenced area
Building Access:	<ul style="list-style-type: none">• Exterior service door• 12' x 12' drive in door• 16' x 12' drive in door
Parking:	On site exclusive employee parking
Lease Rates:	\$6,000 / month modified gross
Operating Expenses:	Tenant pays heat, owner pays water and electricity (subject to tenants use)
Taxes:	Paid by landlord, included in monthly rent
Additional Features:	<ul style="list-style-type: none">• Easy access to 494 and HWY 52• Flexible lease terms• Water and gas plumbed to suite• 13' - 6" clear height• Zoned Inver Grove Heights - General Business (light industrial used allowed)

4,450 indoor Sq ft



41,000 SF Outdoor Yard



Loading Dock



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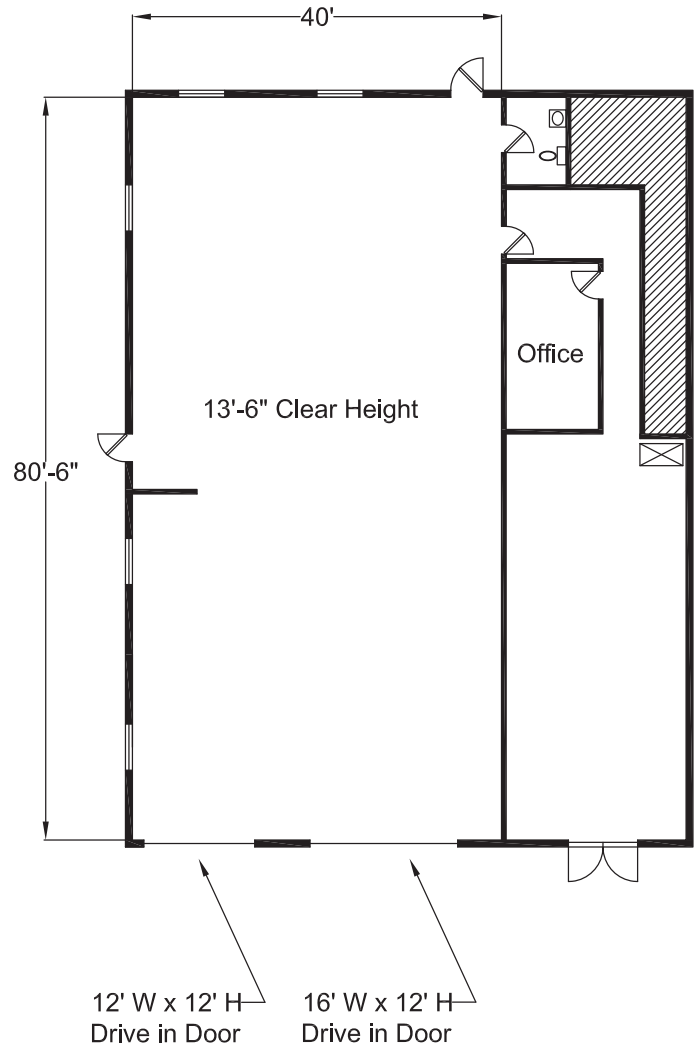
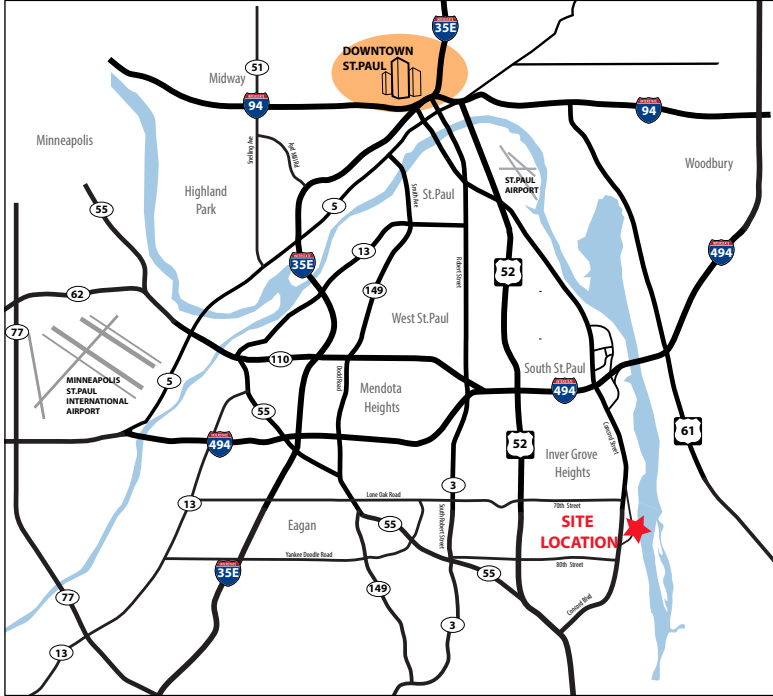
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Centrally Located

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► Highway Accessibility

Highway 494 : 5.8 Miles / 8 Min
Highway 52 : 5.9 Miles / 9 Min
Highway 94 : 10.7 Miles / 15 Min

► St. Paul: 10.0 Miles / 19 Min

► Minneapolis: 17.2 Miles / 22 Min

► MSP Airport: 14.1 Miles / 19 Min

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