



## Industrial Building

18940 York Street NW

Elk River, MN 55330

**FOR LEASE** - 5,778 SF Available



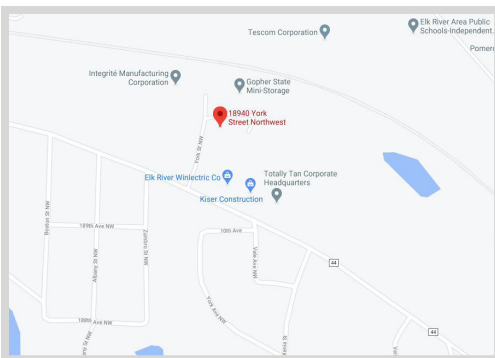
### FEATURES:

- 5,778 SF available (1,399 SF Office & 4,379 SF Warehouse)
- Industrial building located in Elk River zoned I-1 Light Industrial
- 2.19 acre lot with outdoor storage available
- Warehouse is fully air conditioned with ample power!

### Lease Rate

**Office - \$8.00/psf**  
**Warehouse - \$5.00/psf**

2020 Tax & Cam: \$2.60/psf



### FACTS:

- ▲ (1) Dock Door - 9' x 8'
- ▲ (2) Drive In Doors - 14' x 12' & 12' x 14'
- ▲ Heavy Power 3 phase - 40 amps
- ▲ 13' 8" warehouse clear height

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**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com

### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

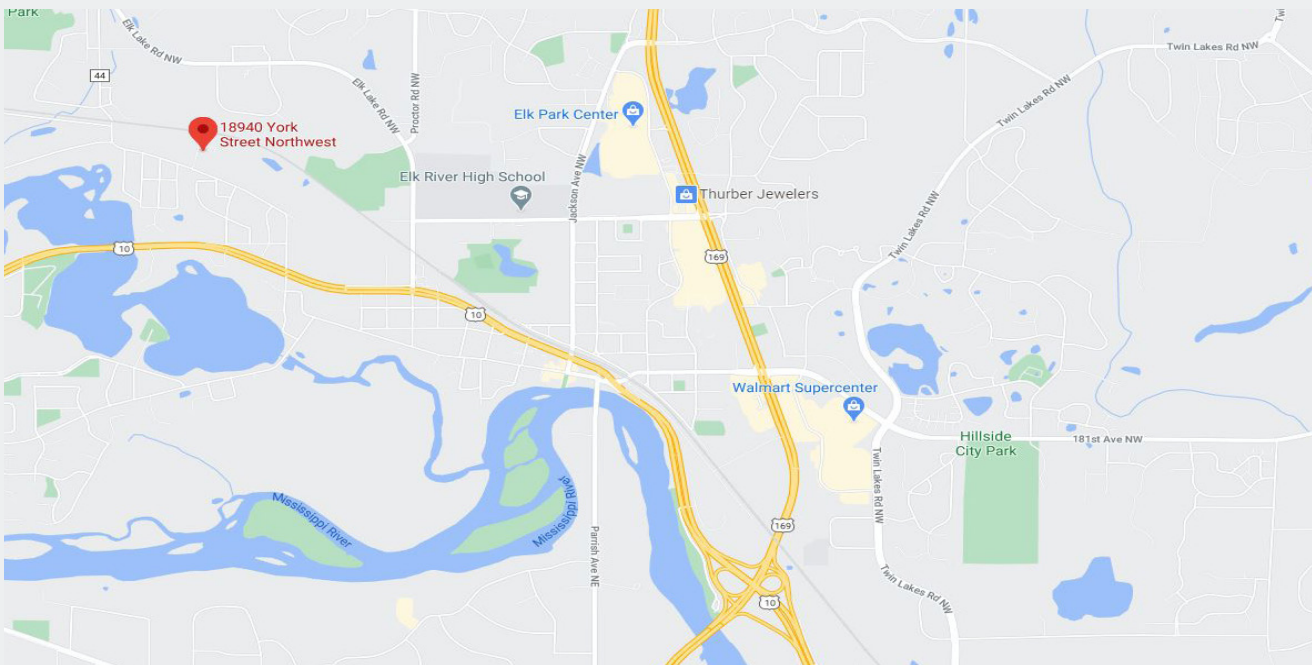
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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## AERIAL & MAP

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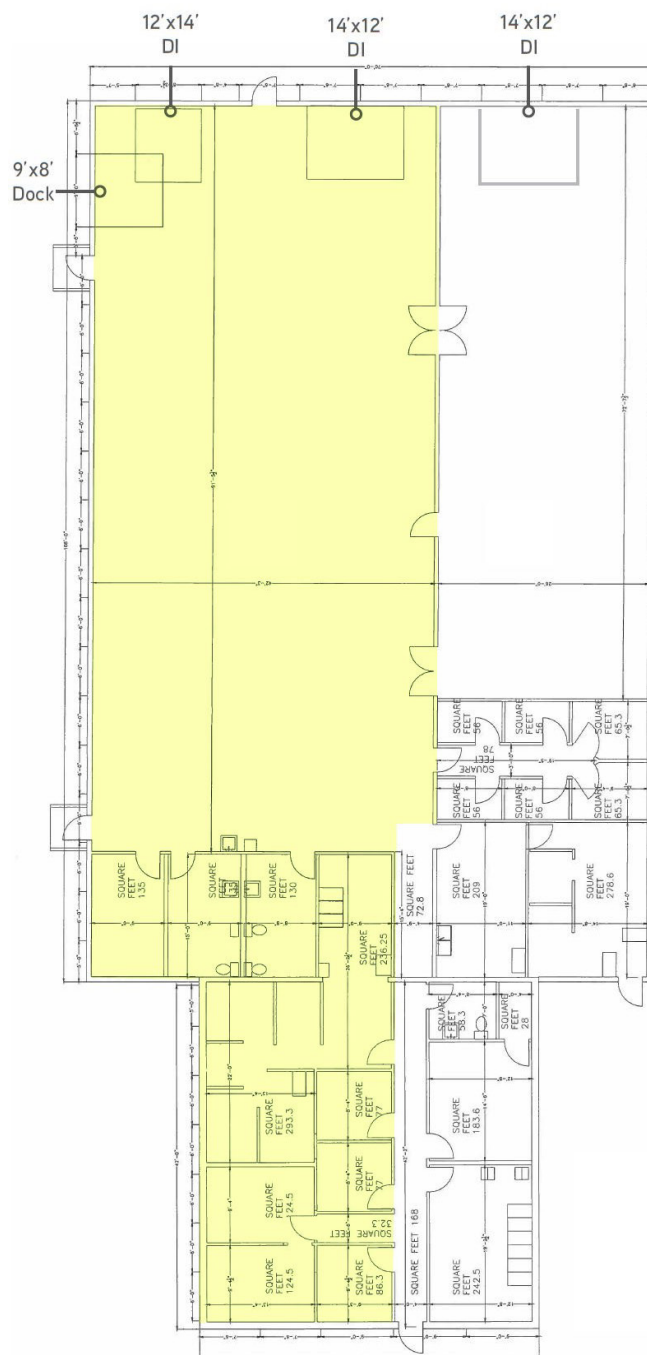
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## SITE PLAN

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## PHOTO GALLERY

**FOR LEASE** - 5,778 SF Available



Warehouse



Warehouse



Drive - In Doors



Dock Door



Outside Storage

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