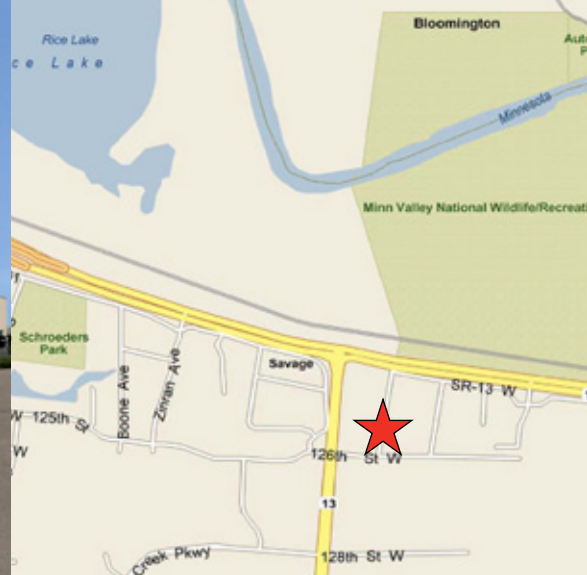


FOR LEASE > OFFICE/WAREHOUSE BUILDING



# Versatile Building

12461 RHODE ISLAND AVENUE SOUTH, SAVAGE, MINNESOTA



## Building Amenities

- > For Lease
- > 8,960 square foot office/warehouse building
- > Three (3) grade level drive-in doors
- > 16' clear height
- > C-1 Zoning, permits for office warehouse, some retail, or all office
- > Retail exposure on Highway 13
- > New roof in 2004
- > Separate utilities for 2 tenants
- > Trench drains with flammable waste traps

## Contact Us

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## Versatile Building

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# PROPERTY FACT SHEET

## Versatile Building



### PROPERTY ADDRESS:

12461 Rhode Island Ave S  
Savage, Minnesota

### BUILDING SQUARE FEET:

8,960 square feet total

### CURRENTLY AVAILABLE:

#### OPTION 1:

4,480 square feet total  
1,962 square feet office  
2,518 square feet warehouse  
• 1,962 square feet of additional  
load bearing mezzanine

#### OPTION 2:

3,930 square feet total  
1,962 square feet office  
1,968 square feet warehouse  
• 1,962 square feet of additional  
load bearing mezzanine

### LOADING:

Three (3) grade level drive-in doors

### CLEAR HEIGHT:

16'

### RENTAL RATES:

\$8.50 per square foot office  
\$4.50 per square foot warehouse  
\$1.00 per square foot mezzanine

### 2010 EST. CAM & REAL ESTATE TAX:

\$2.40 per square foot total

### AMENITIES:

- C-1 Zoning, permits for office warehouse, some retail, or all office
- Outside storage permitted on-site
- Retail exposure on Highway 13
- New roof in 2004
- Separate utilities for 2 tenants
- Trench drains with flammable waste traps
- Owner would consider selling the property



## For Leasing Information, Contact:

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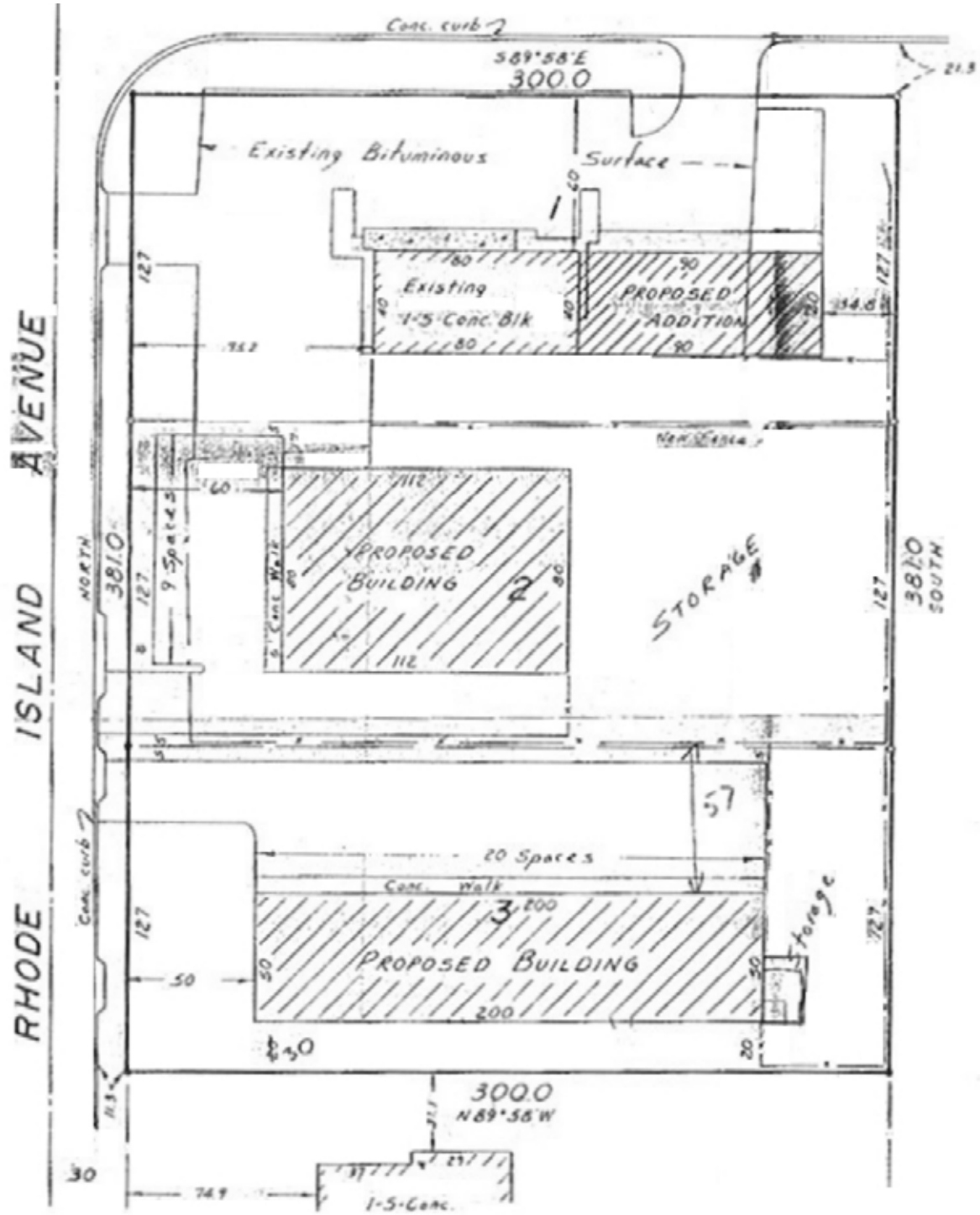
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## SITE PLAN



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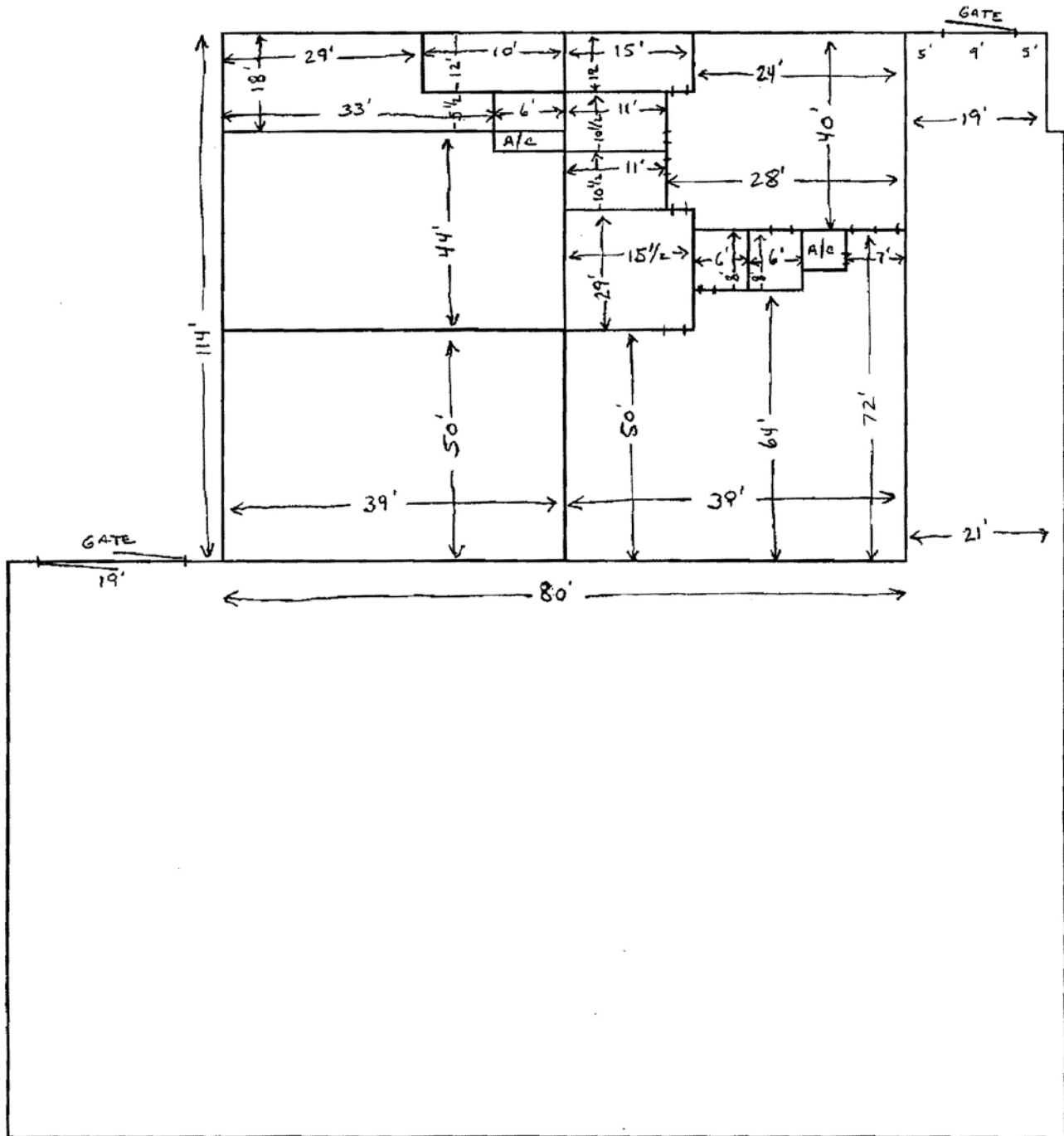
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## FLOOR PLAN



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## AERIAL VIEW



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