



FOR LEASE! • BUILD TO SUIT



COUNTY ROAD 10 DEVELOPMENT

2840 Country Road 10 | Mounds View, MN 55112

New building opportunity on prime corner

- .59 acres (current building lot of .18 acres plus additional contiguous and vacant .41 acres)
- Perfect location for national brand and/or popular franchise with drive-thru
- City approval needed for business
- High traffic location (21,400 vehicles per day) on US Highway 10/Mounds View Blvd
- No showings inside current building (removal required)
- Lease only, NOT available for sale

Base Rent: Negotiable • **Est. Operating Expenses:** TBD

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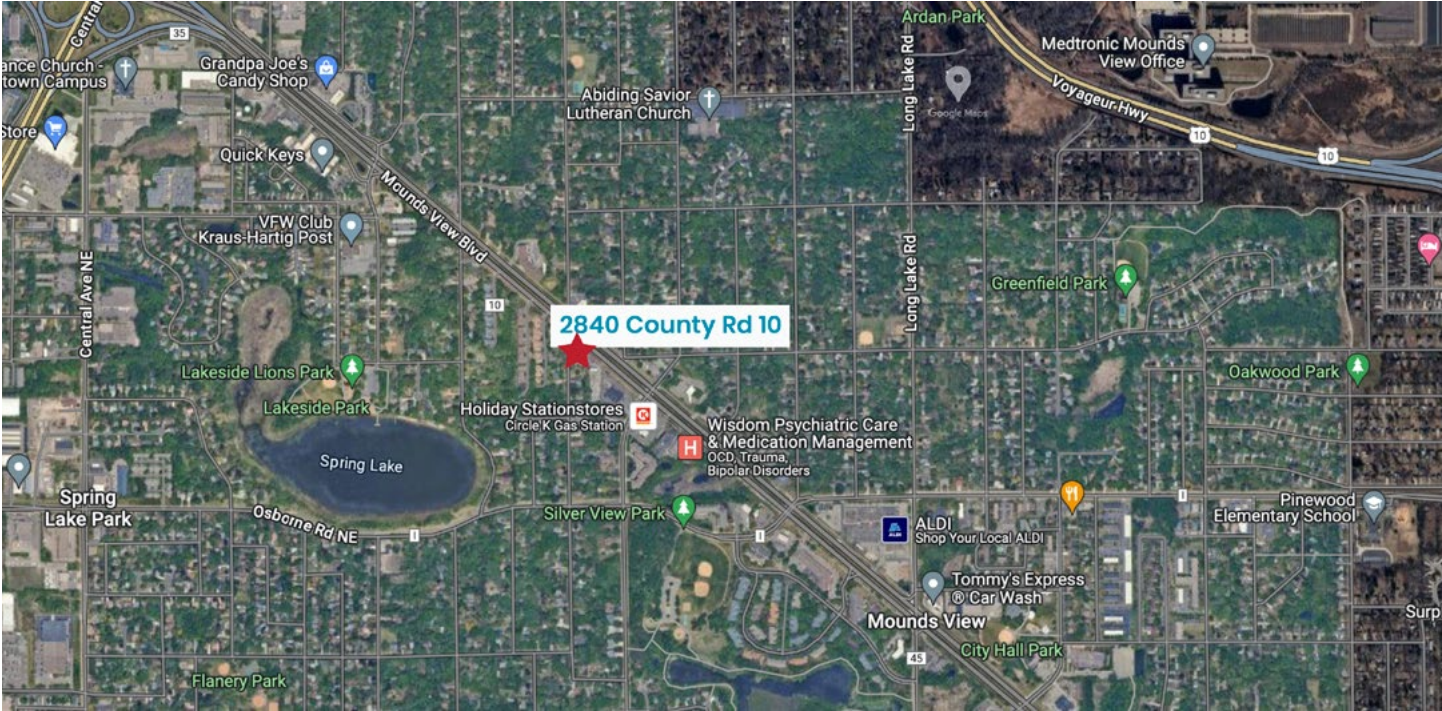
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[GO TO MAP](#)

Commercial Equities Group
— Investment Real Estate Services

Excellent Opportunity



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