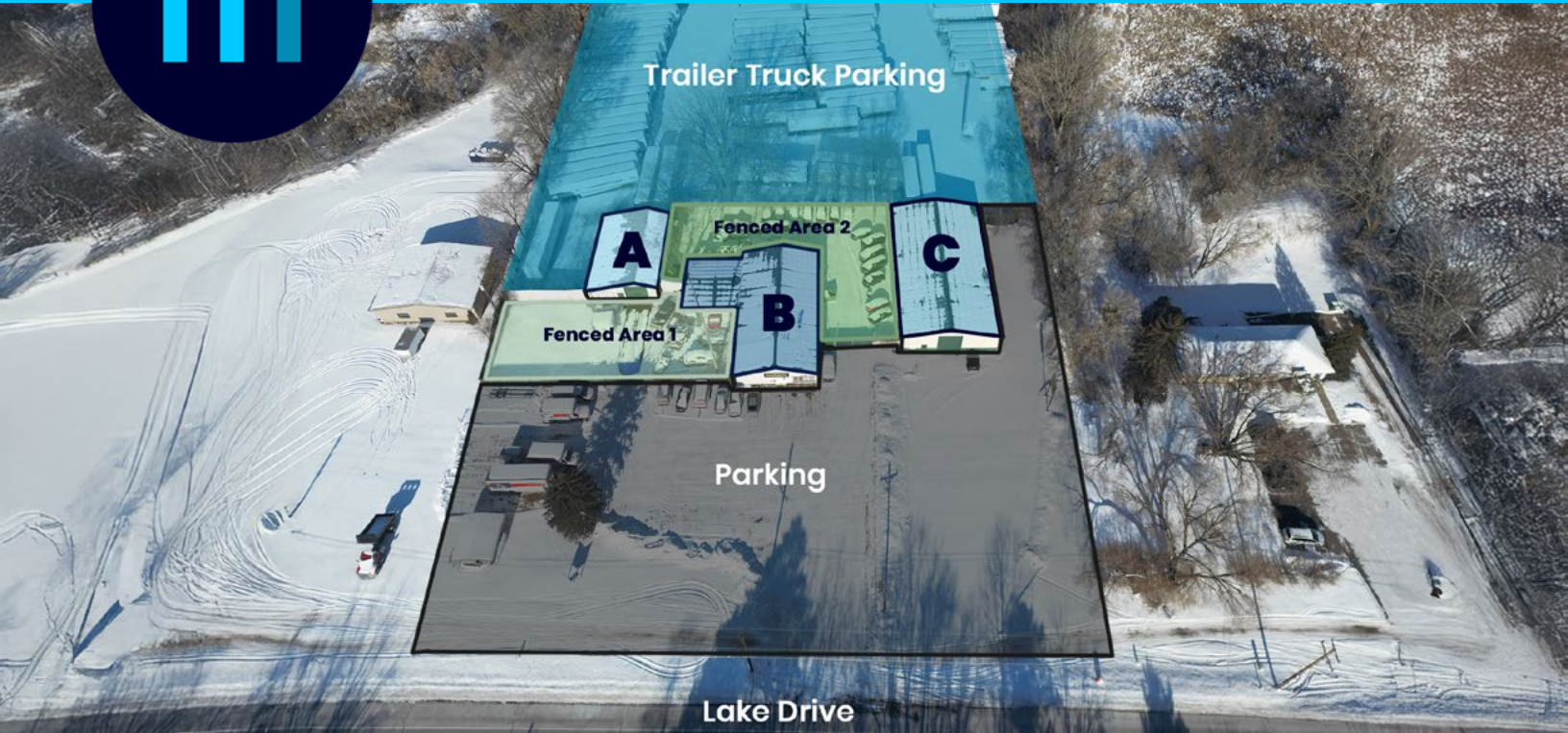




FOR LEASE! • 2,400–12,000 SF



LAKE DRIVE INDUSTRIAL

6933-6935-6943 Lake Drive, Lino Lakes, MN 55014

**Manufacturing, light industrial warehouse/shop with outdoor fenced areas
Very desirable location with easy access to I-35**

- **Building A (6933):** 2,400 SF – outdoor storage available
12x14' drive-in, 10-13' clear, restroom, 200 AMP (upgrade possible), & air conditioned space
- **Building B (6935):** 4,600 SF – outdoor storage available
Current use: auto body shop with CUP & multiple drive-in doors
Drive-in ability, restroom, reception area, & air conditioned space
- **Building C (6943):** 5,000 SF – outdoor storage available
Two 12x14' drive-ins with drive thru ability, 13' clear sidewalls, & 200 AMP (upgrade possible)
Small service office, restroom & heated shop with flammable waste traps
- **Trailer Truck Parking:** 70 spots (\$75 per spot per month)

Net Rent: \$10 PSF • Est. Operating Expenses: \$1.77 PSF

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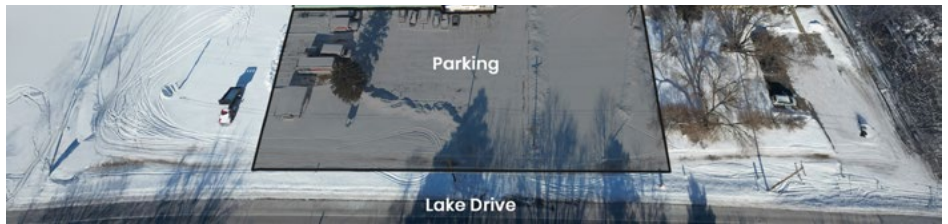
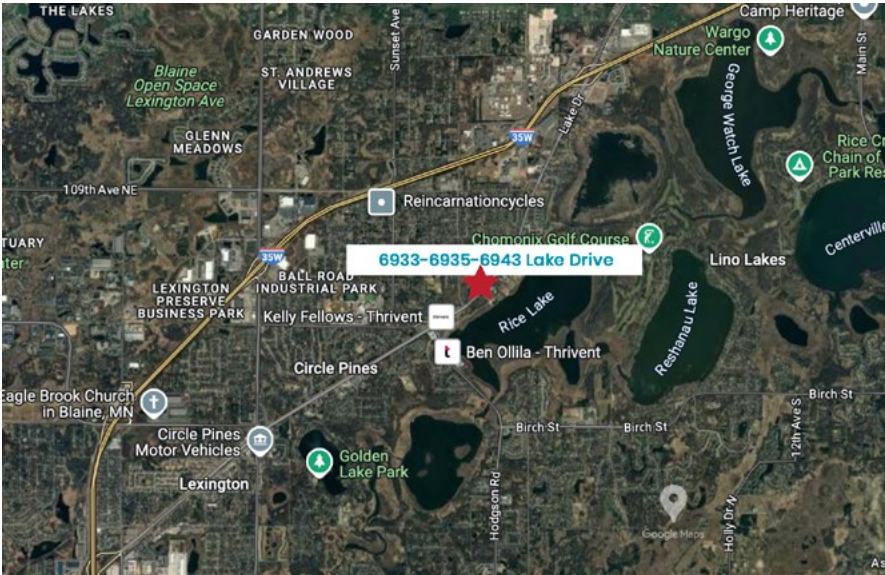
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CEGspaces.com/lake-drive

Commercial Equities Group
— Investment Real Estate Services

Sought After Location



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General Business Zoning

