

RYAN INDUSTRIAL PARK
3065 SPRUCE STREET #103
LITTLE CANADA, MN

9,900 SF OF OFFICE/WAREHOUSE SPACE
NORTHEAST INDUSTRIAL SUBMARKET



This well located office warehouse building boasts abundant nearby amenities and the flexibility to accommodate a variety of users. A prime Little Canada location provides excellent access to surrounding freeways including 694, 36 & 35E in addition to immediate arteries such as Rice Street.

BUILDING SPECS

- 9,900 Rentable SF
- 2,720 Office SF
- 7,180 Warehouse SF
- **Outside Fenced Storage**

AMMENITIES

- 3 Dock Doors
- 2 Drive-In Doors
- Trench Drain with Flammable Waste Trap

RENTAL RATES

- \$3.24/sf TAXES & CAM (2015 est.)
- \$4.85 - \$8.85/sf Net
- 18' Clear Height

JOHN R. THOMPSON, SIOR
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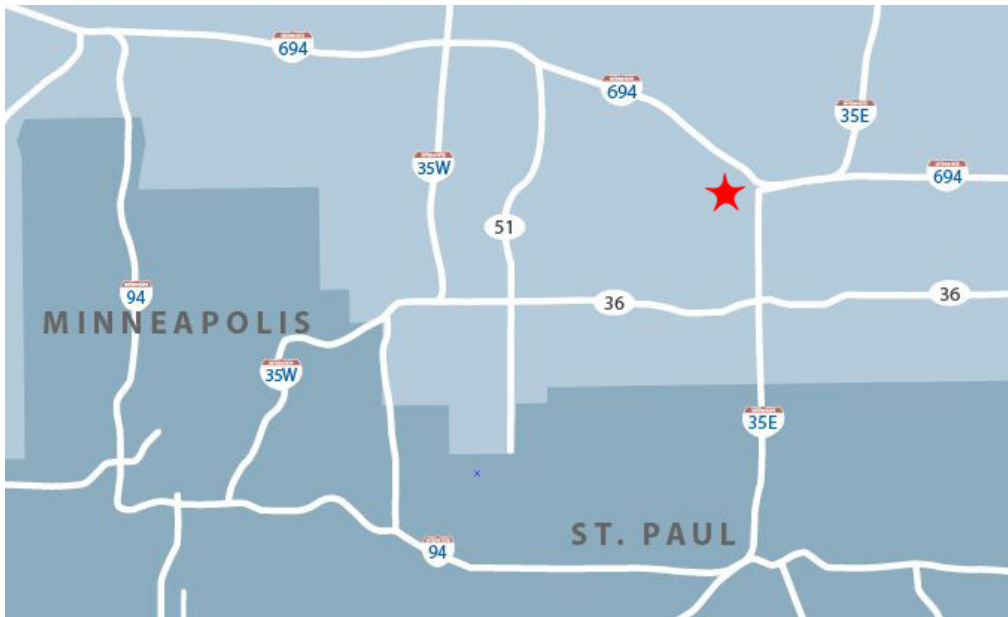
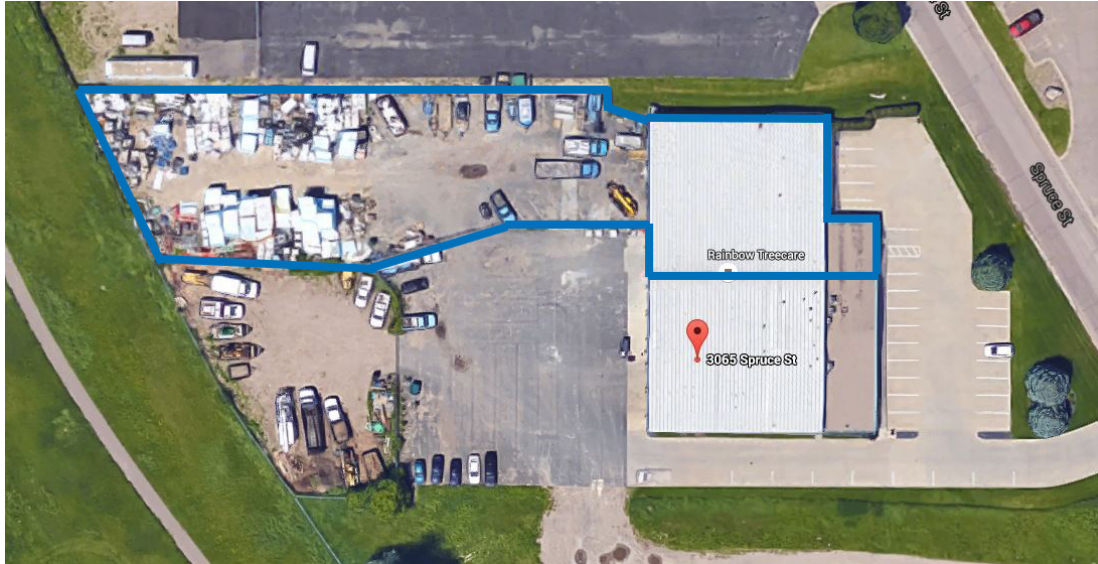
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