



INDUSTRIAL SUBLEASE SPACE - FLEXIBLE DEAL TERMS

9525 EAST RIVER ROAD

COON RAPIDS, MN 55443



CONTACT

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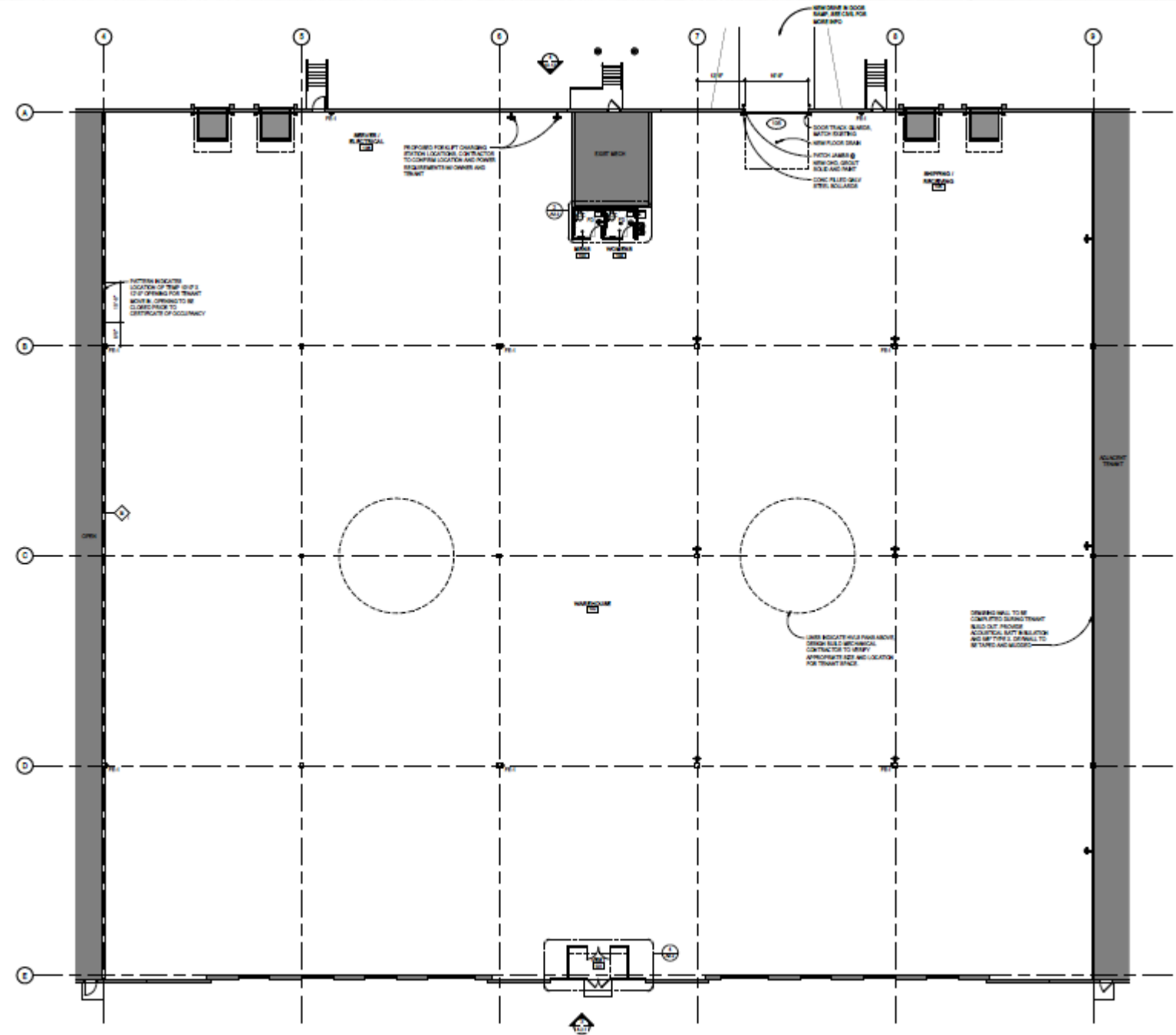
PROPERTY SPECIFICATIONS



9525 E RIVER ROAD SPECS

Building Size:	121,000 SF	Space Available:	10,000 - 35,000 SF
Parcel Size:	8.3 Acres	Year Built:	2023
Loading:	4 Docks 1 Drive-In	Clear Height:	28'
Column Spacing:	53'4" x 50' 0" w/ 60' 0" x 60'0" Speed Bays	Truck Court:	130' Deep, 60' Concrete Apron, 70' Asphalt Driveway
Available:	Now	Zoning:	Industrial
Rates:	Negotiable	CAM/Tax (2025):	\$5.15 PSF

FLOOR PLANS



PROPERTY **AERIAL**



PROPERTY **PHOTOS**





SITE

Intown
Suites

H
Holiday Inn
& Suites

COUNTRY
INN & SUITES
Muddy Cow

Olive Garden

planet fitness
Urban Air Trampoline Park
Wendy's
KFC
savers
Denny's

OUTBACK
STEAKHOUSE
ALDI

Target
Red Lobster
Slumberland Furniture
Osaka Sushi & Hibachi
CTS Sports Bar
Sherwin Williams

LEEANN CHIN
Auto Zone
TACO BELL
CHUCK E. CHEESE
SCOOTER'S COFFEE
DOLLAR TREE
PICKLER

BIG LOTS!
BARNES & NOBLE
Walgreens
MATTRESS Plus
Great Clips

N
NORTHTOWN MALL
HOBBY LOBBY
BEST BUY
THE HOME DEPOT
Chick-fil-A
SKY ZONE TRAMPOLINE PARK

CENTRAL AVENUE NE

PRIME

LOCATION

THINKING BEYOND THE OBVIOUS



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