



**CUSHMAN &
WAKEFIELD**



12255 ENSIGN AVE N

CHAMPLIN, MN

16,083 SF AVAILABLE FOR LEASE

- FANTASTIC LOCATION IN CHAMPLIN OFF HWY 169
- 100% AIR-CONDITIONED
- AVAILABLE NOW
- DOCK AND DRIVE IN LOADING

3500 American Blvd W
Suite 200
Minneapolis, MN 55431 | USA
Main +1 952 831 1000
cushmanwakefield.com

FOR LEASE

12255 Ensign Ave N
Champlin, MN



PROPERTY HIGHLIGHTS

Available 3,500 SF Office
 12,583 SF Warehouse
 16,083 SF Total

Zoning I-1 Industrial

Loading 2 Docks
 1 Drive-in

Clear Height 15'

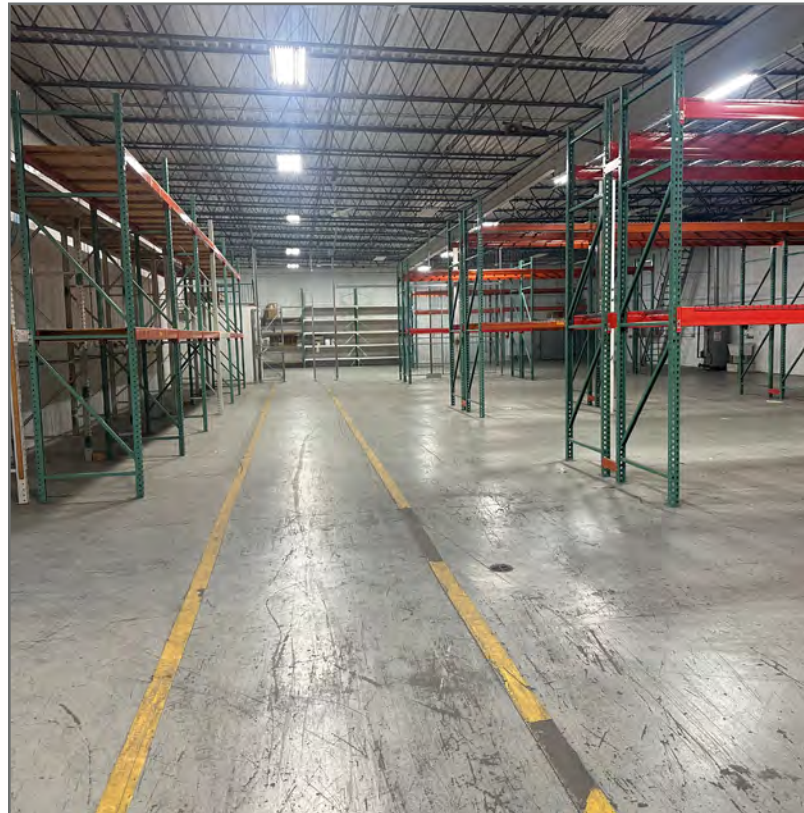
HVAC Heat in warehouse
 Fully A/C'd office

Power TBD

Lease Rate \$12.50 PSF Office
 \$7.00 PSF Warehouse

Sale Price Negotiable

Tax & CAM \$3.03 PSF TAX
 \$1.97 PSF CAM
 \$5.00 PSF TOTAL



LEASING CONTACTS

HUDSON BROTHEN
Executive Director
+1 952 893 8261
HUDSON.BROTHEN@CUSHWAKE.COM

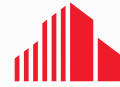
DANNY MCNAMARA
Senior Director
+1 952 893 8895
DANNY.MCNAMARA@CUSHWAKE.COM

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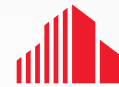
AERIAL



FOR LEASE

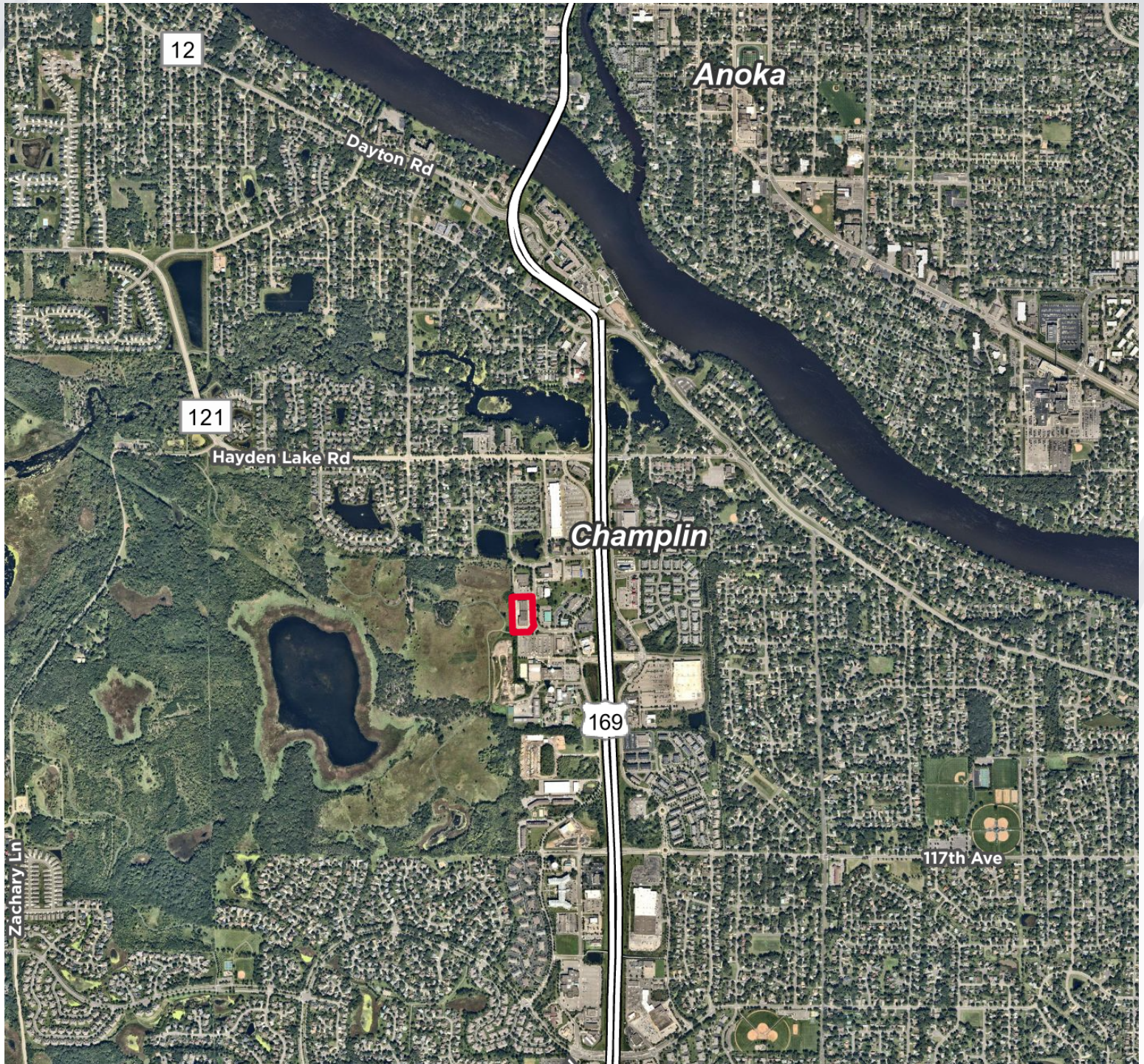
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AERIAL



FOR LEASE

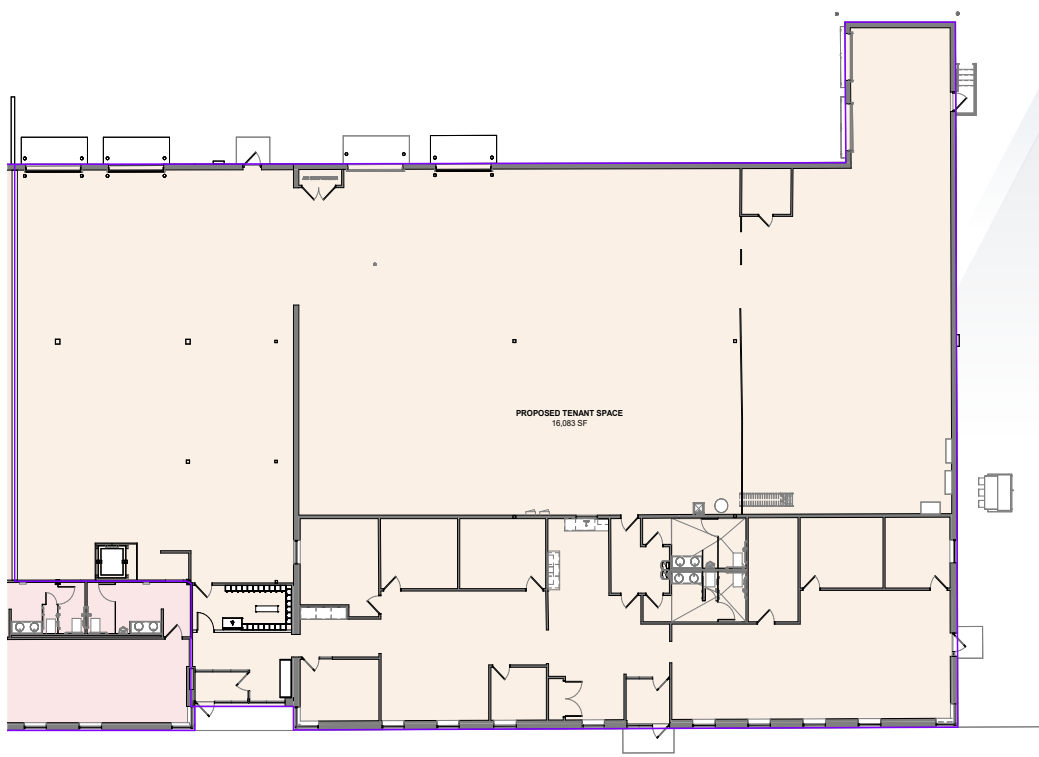
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FLOOR PLAN



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