

FOR LEASE  
**2,400 - 9,800 SF**



**NEW BRIGHTON BUSINESS PARK**  
**833-877 3RD STREET SOUTHWEST**

# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS



EXCELLENT ACCESS



RETAIL-LIKE VISIBILITY



MANY LOCAL AMENITIES



LOCAL OWNERSHIP

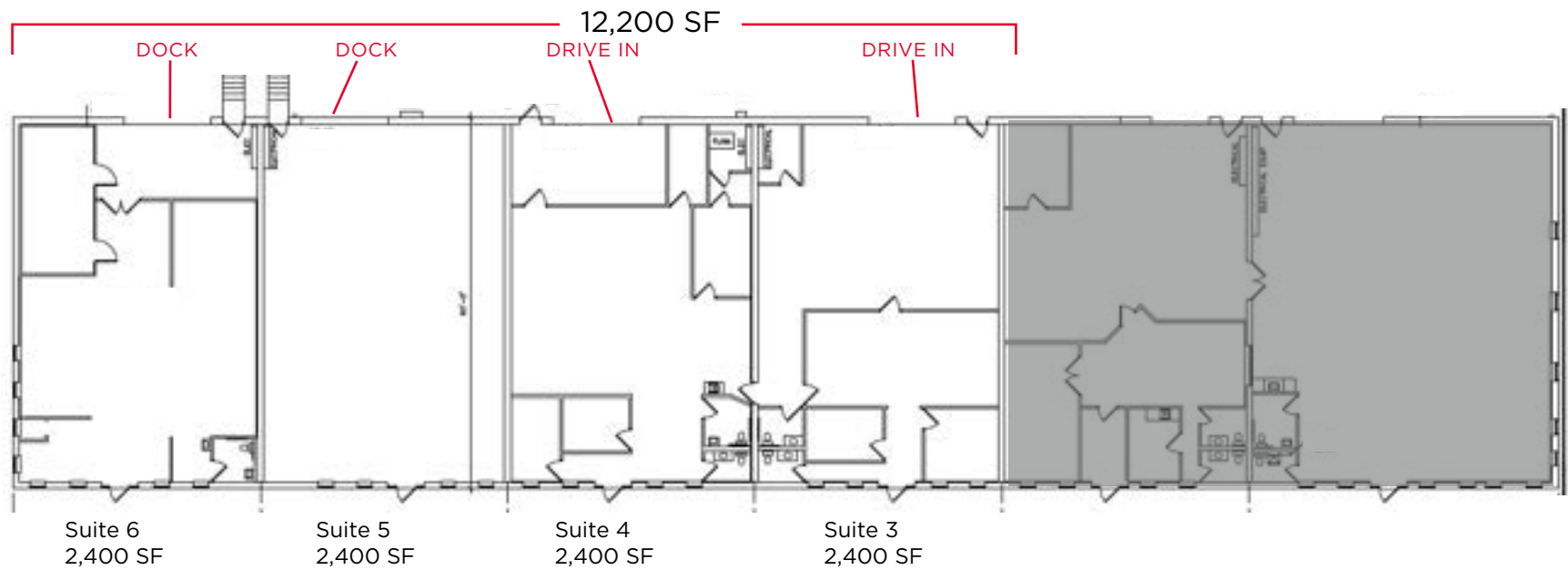
### BUILDING INFORMATION

Address	833-877 3rd Street Southwest New Brighton, MN
Year Built	1968
Building Park Size	57,000 SF
Access	Old Hwy 8/35W
Lease Rates	Negotiable
2025 Tax & Cam	\$5.58 PSF



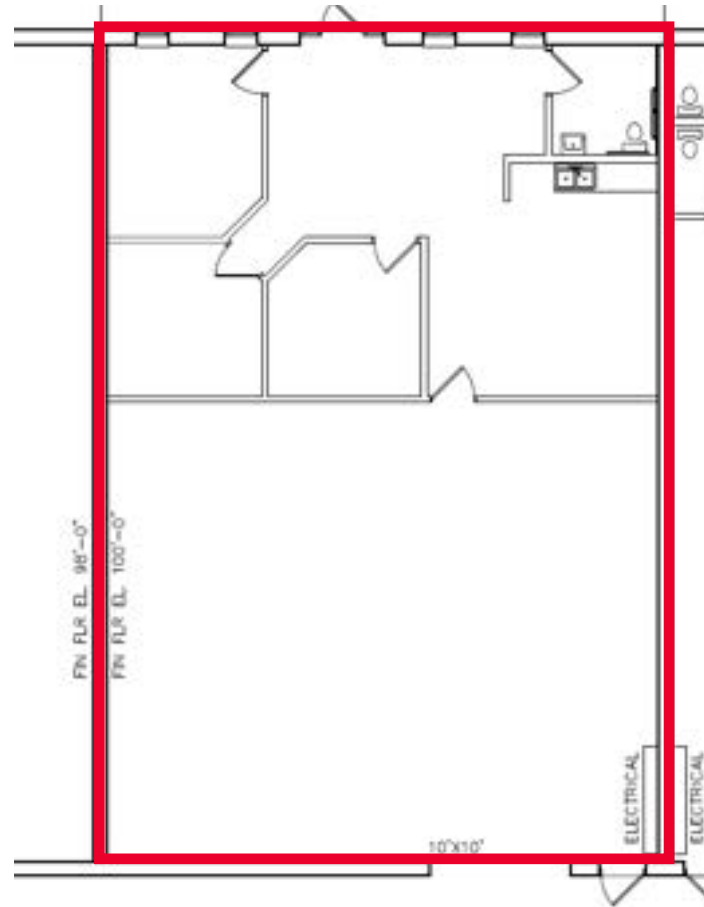
### SPACE AVAILABLE

Building	Suite	Total SF	Loading	Clear Height
833 3rd Street	3, 4, 5, & 6	2,400 - 9,800 SF	1 drive-ins 2 dock doors	14'
855 3rd Street	4	2,400 SF	1 drive-in	14'



## **AVAILABLE**

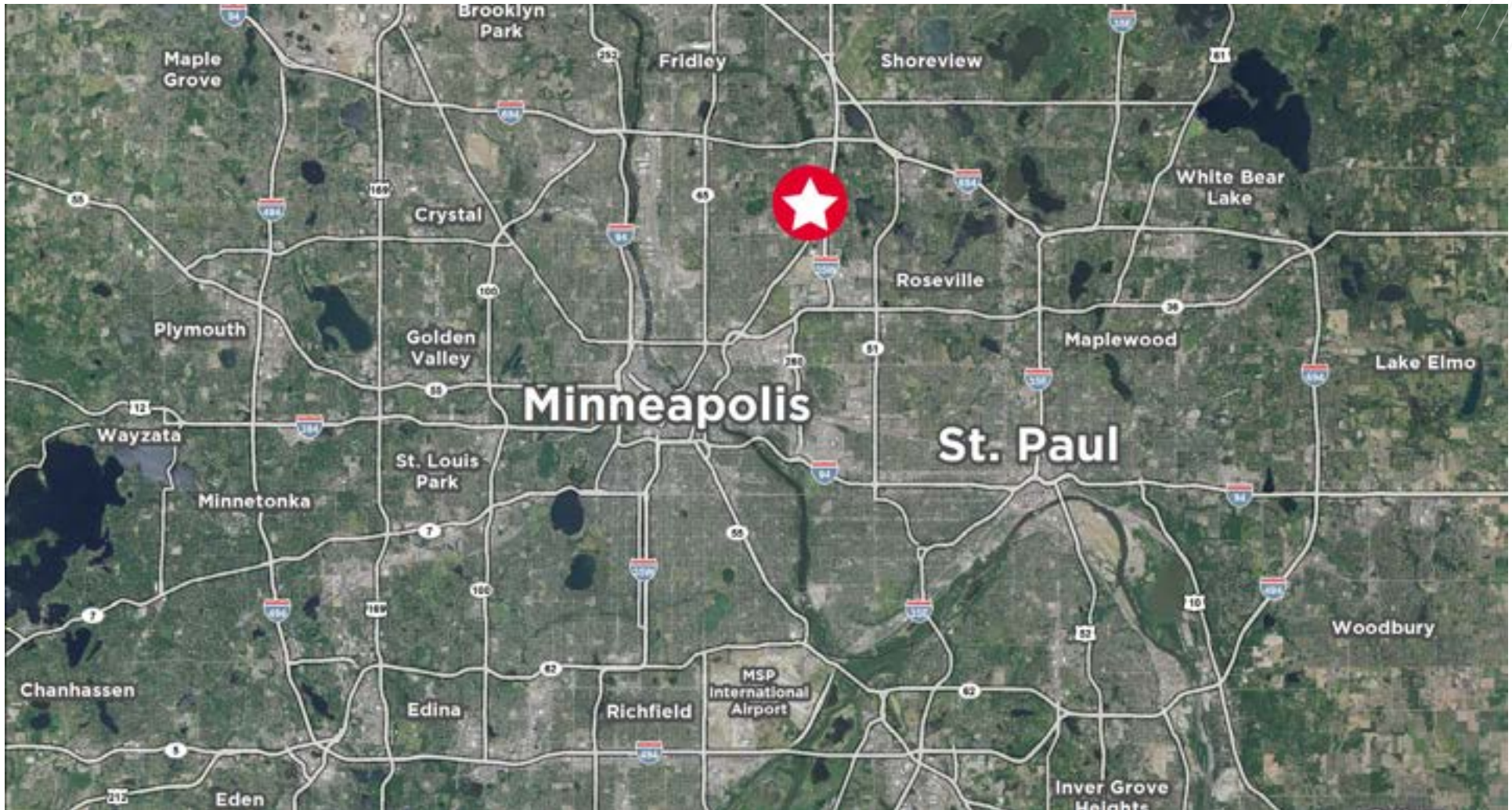
SUITE 3, 4, 5 & 6 : 2,400 - 9,800 SF  
LOADING: 1 DRIVE INS & 2 DOCK DOORS  
CLEAR HEIGHT: 14'



**AVAILABLE**

SUITE 4: 2,400 SF  
LOADING: 1 DRIVE-IN  
CLEAR HEIGHT: 14'

# AERIAL



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