

FOR LEASE
2,400 - 7,200 SF



NEW BRIGHTON BUSINESS PARK
833-877 3RD STREET SOUTHWEST

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS



EXCELLENT ACCESS



RETAIL-LIKE VISIBILITY



MANY LOCAL AMENITIES



LOCAL OWNERSHIP

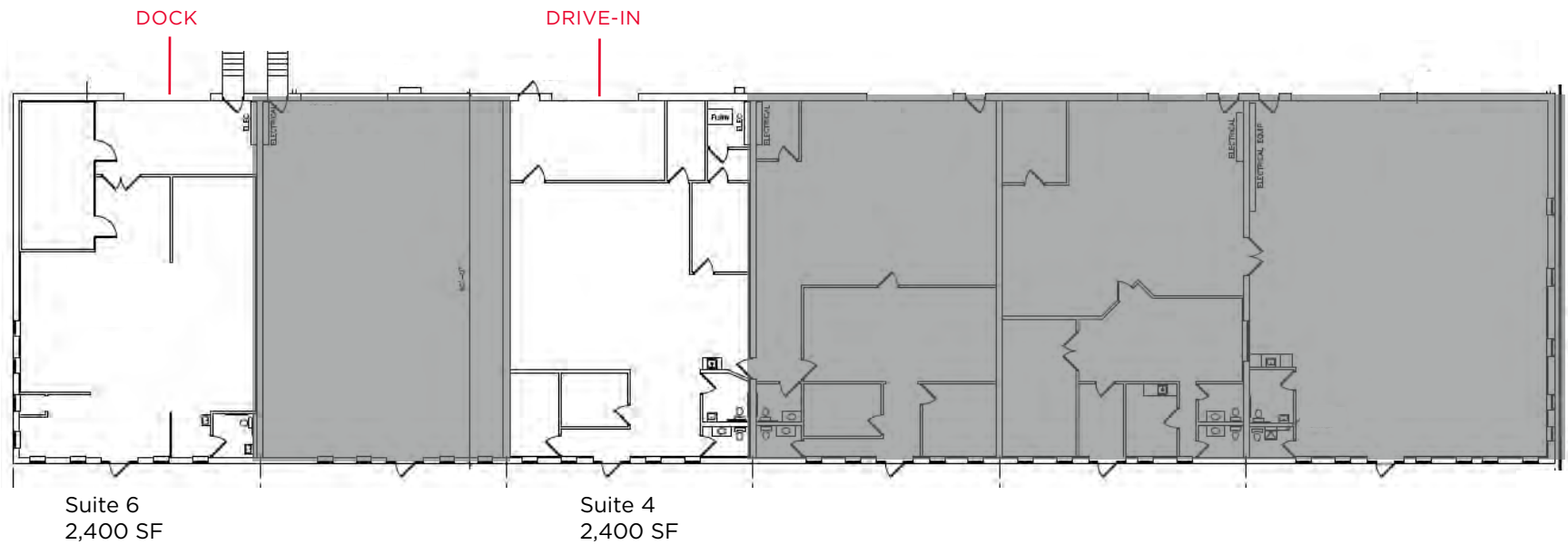
BUILDING INFORMATION

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

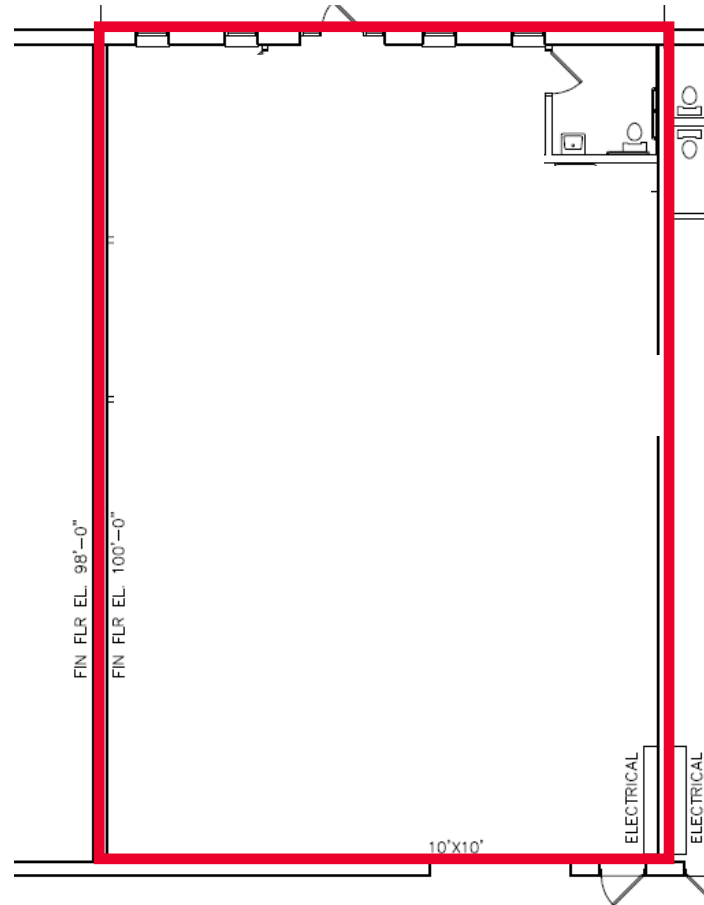
Building	Suite	Total SF	Loading	Clear Height
833 3rd Street	4	2,400 SF	1 Drive-In	14'
	6	2,400 SF	1 Dock	14'
855 3rd Street	5	2,400 SF	1 Drive-In	14'



AVAILABLE

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

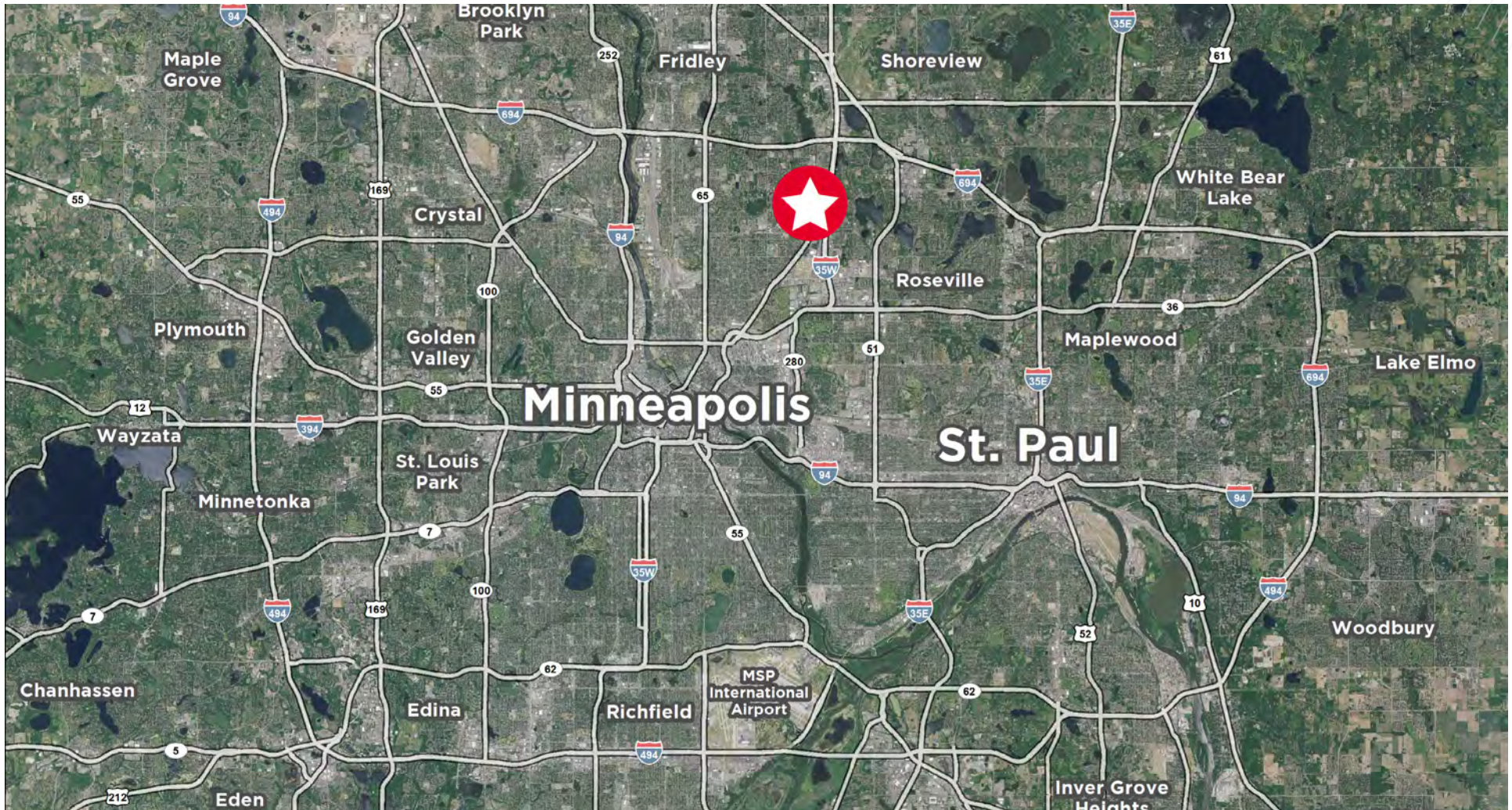
SUITE 6: 2,400
LOADING: 1 DOCK DOOR
CLEAR HEIGHT: 14'



AVAILABLE

SUITE 5: 2,400 SF
LOADING: 1 DRIVE-IN
CLEAR HEIGHT: 14'

AERIAL



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