



**FOR LEASE**

**NORTH CENTRAL  
COMMERCE CENTER  
COON RAPIDS, MN**

**22,393 - 54,815 SF FOR LEASE**

**AVAILABLE NOW**

BRENT MASICA  
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**FOR LEASE**

**North Central Commerce Center**  
9525 East River Rd, Coon Rapids, MN



**22,393 - 54,815 SF AVAILABLE**

### Property Highlights

- Class A warehouse space
- Dock and drive in loading
- Direct access to Hwy 610
- Men's and Women's bathrooms in place



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## FOR LEASE

## North Central Commerce Center 9525 East River Rd, Coon Rapids, MN



**CUSHMAN &  
WAKEFIELD**

# Building Features

**BUILDING SIZE** 121,000 SF

## LEASE RATES

## Negotiable

**AVAILABLE  
SQUARE FEET** 54,815 SF Warehouse  
Divisible to 22,393 SF

## ESTIMATED 2026 TAX/CAM

\$2.10 PSF CAM  
\$3.07 PSF Tax  
\$5.17 PSF Total

**LOADING** 4 docks  
1 drive in

**CLEAR HEIGHT 28'**

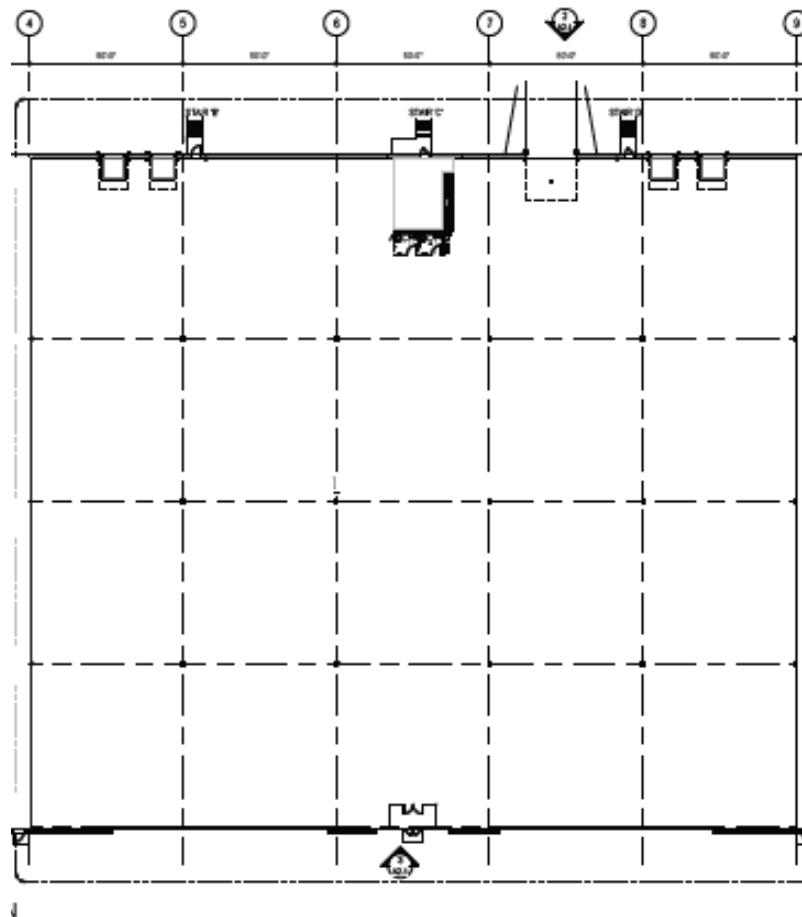
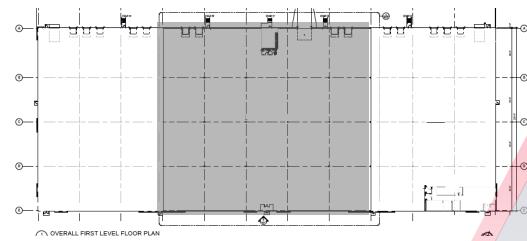


## Floor Plan



**54,815 SF TOTAL  
DIVISIBLE TO 22,393 SF**

**4 DOCKS  
1 DRIVE IN**



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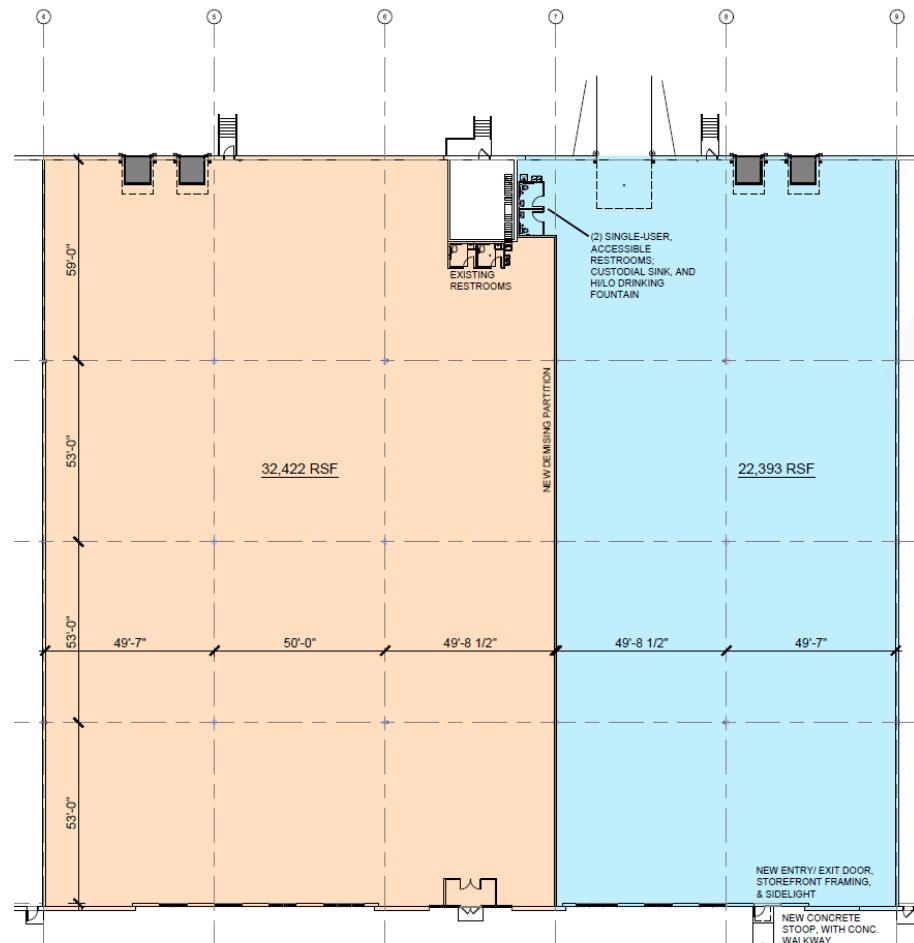
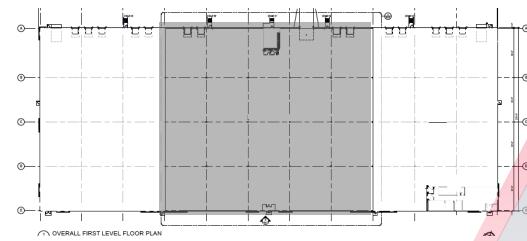
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# Floor Plan



**54,815 SF TOTAL  
DIVISIBLE OPTIONS**

**4 DOCKS  
1 DRIVE IN**



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