



**CUSHMAN &
WAKEFIELD**



FOR LEASE

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

22,393 - 54,815 SF FOR LEASE

AVAILABLE NOW

BRENT MASICA
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cushmanwakefield.com

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



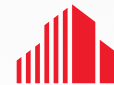
Contact

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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

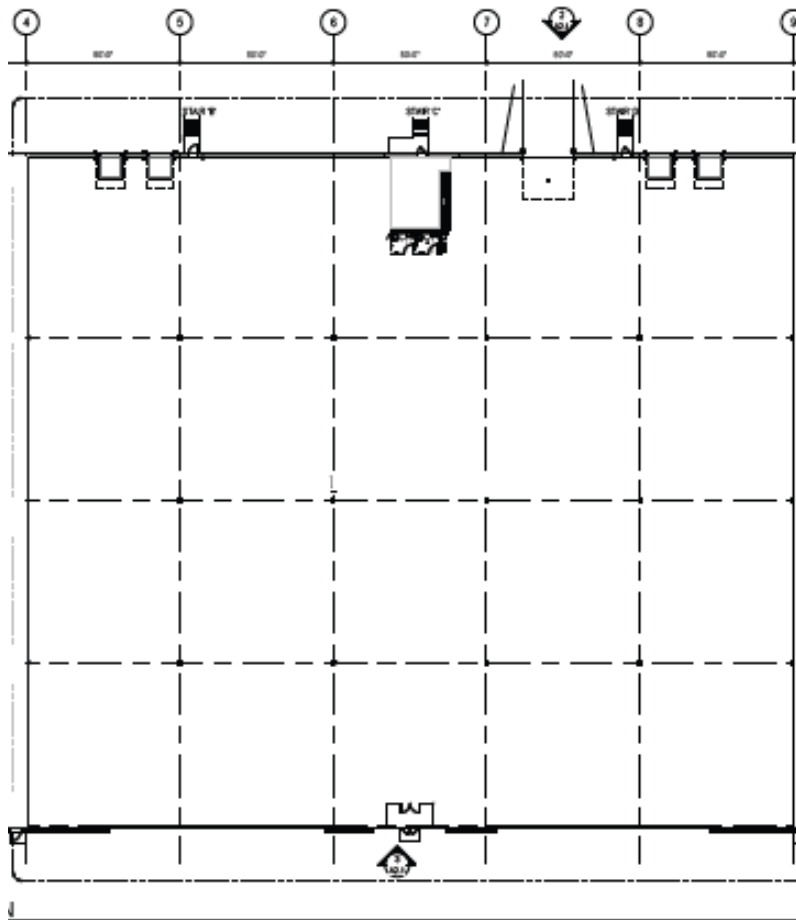
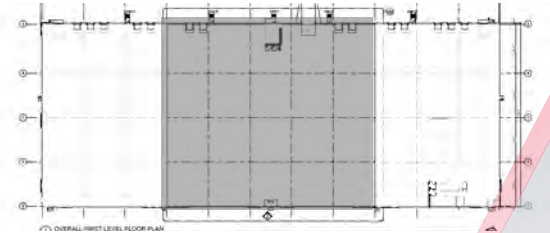
CLEAR HEIGHT 28'



Floor Plan

54,815 SF TOTAL
DIVISIBLE TO 22,393 SF

4 DOCKS
1 DRIVE IN



Contact

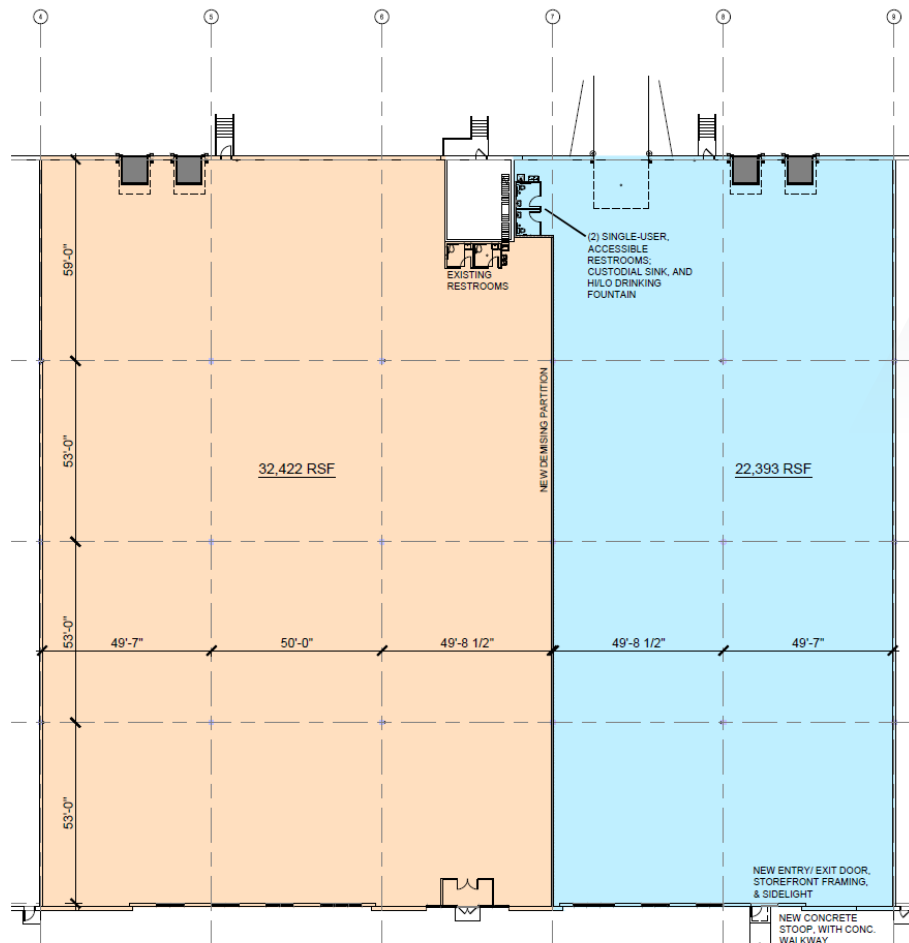
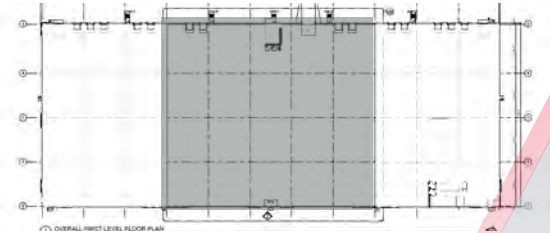
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Floor Plan

54,815 SF TOTAL
DIVISIBLE OPTIONS

4 DOCKS
1 DRIVE IN



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