

# Available

## For Lease

125,540 Square Feet

Office/Warehouse Space

*Anoka Corporate Center*

*3500 Thurston Avenue*

*Anoka, MN*



**Exclusively Marketed by:**  
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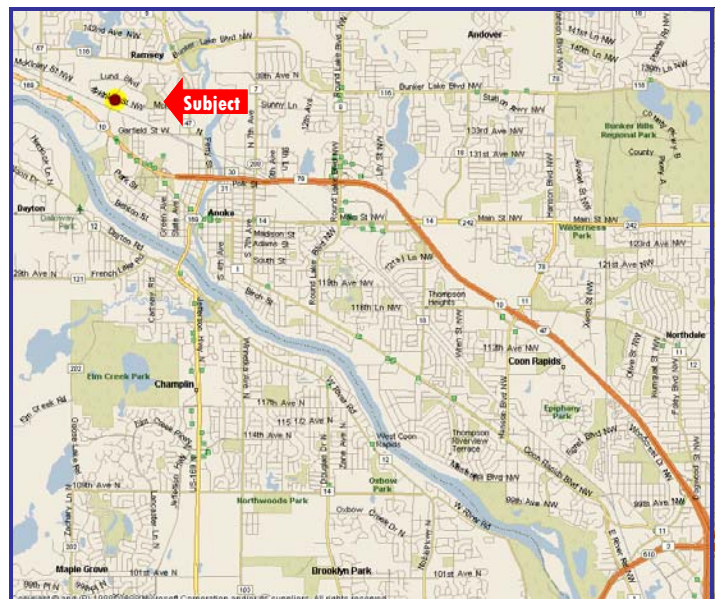
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The C. Chase Company  
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### Highlights:

- Available Space:
- Office: 4,260 SF
- Mezzanine: 121,280 SF
- Total: 125,540 SF
- Ceiling Height: 24 ft.
- Dock Doors: Eight (9 ft. x 9 ft.)
- Drive-In Doors: Can be made available
- Power: 3000 Amps, 277/480 V, 3 phase
- Age of Building: 1996
- Divisible: Yes, to 65,000 SF.



**The C. Chase Company**  
*Real Estate Brokerage and Consulting*

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



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# ANOKA CORPORATE CENTER

<b>Address:</b>	3500 Thurston Avenue Anoka, MN
<b>Zoning:</b>	M-1, Industrial
<b>Building Size:</b>	334,688 sf.
<b>Space Available:</b>	Office: 4,260 sf. Warehouse: <u>121,280 sf.</u> (Can be subdivided to 65,000 SF) Total: 125,540 sf.
<b>Ceiling Height:</b>	24 ft. clear
<b>Fire Sprinkler:</b>	ESFR (Early Suppression Fast Response)
<b>Bay Size:</b>	36' x 42'
<b>Lighting:</b>	High pressure sodium and fluorescent
<b>Power:</b>	3000 Amp 277/480v, 3 phase available to entire building
<b>Docks:</b>	Eight, 9'w x 9'h, all power operated, load levelers, dock shields
<b>HVAC:</b>	<ul style="list-style-type: none"><li>• Office of 4,260 sf. has central HVAC.</li><li>• Shipping receiving area of 440 sf. has central HVAC.</li><li>• Warehouse has ceiling hung gas fired unit heaters plus infrared radiant heaters at dock doors.</li></ul>
<b>Toilets:</b>	<ul style="list-style-type: none"><li>• Warehouse has men's and women's toilet rooms.</li><li>• Men's and women's toilets in office area</li><li>• Unisex toilet in shipping receiving area</li></ul>
<b>Base Rent:</b>	
<b>Office:</b>	\$7.00 per sq.ft.
<b>Warehouse:</b>	\$3.25 per sq.ft.
<b>Real Estate Taxes:</b>	\$1.21 per sq.ft.
<b>Common Area Costs:</b>	\$0.50 per sq.ft.

## FOR ADDITIONAL INFORMATION:

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