



BOHN BUILDING

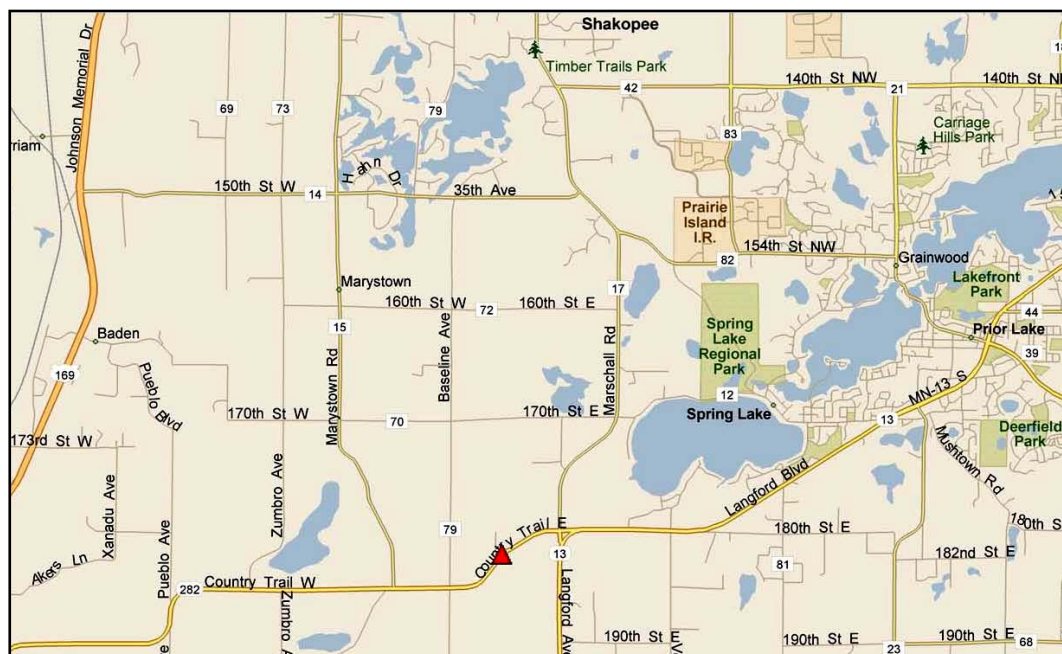
JORDAN, MN

Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
www.suntide.com



Project Highlights:

- Warehouse and office space available for lease
- Warehouse space features 26' clear heights and 2 Drive In doors per bay
- Attractive, newer construction with plenty of parking
- Close proximity to Highway 13, Highway 282, and Highway 169
- Up to 15,000 sq ft of outside storage space is available for lease; contact Jodi or Steve for more information *today*



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CONTACT
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-OR-
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Location 18190 Dairy Lane, Jordan, MN 55352 (Scott County)

Building SF 30,125 sf

Office Available 1,220-2,620 sf

Warehouse Avail. 4,900-9,650 sf

Amenities Drive in doors, 26' clear heights, Outside storage (up to 15,000 sf)

Offering \$4.50 psf, Warehouse NNN
\$8.00 psf, Office NNN

2010 Ops. \$2.75 psf, estimate includes taxes, CAM, and insurance

Parking 35+ stalls on site

Demographics (2009)

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	3,434	21,568	134,164
Households	1,189	7,758	46,597
Avg. HH Income	\$113,872	\$110,128	\$108,470

Traffic Counts (MNDOT 2007)

Highway 282: 6,100 vpd

Marschall Road: 6,800 vpd

Contact

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