



JENKINS BUILDING

JENKINS, MN

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

F
O
R
L
E
A
S
E

CONTACT

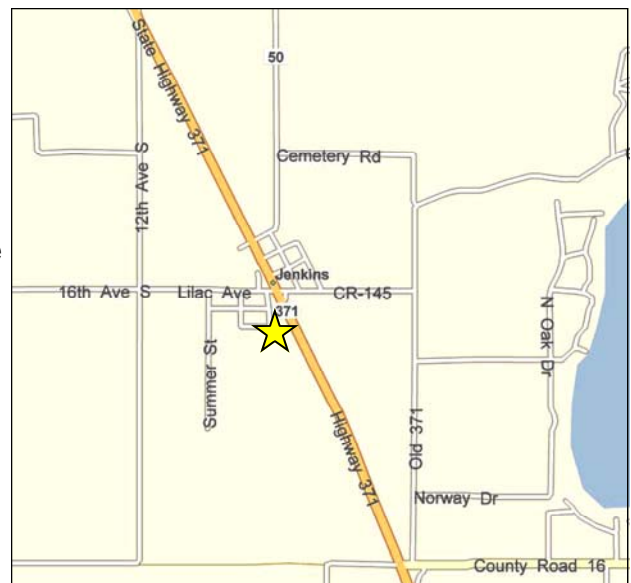
Steve Dombrovski
651.209.9612
steve@suntide.com

NAT'L MEMBERS
OF:



Property Highlights:

- * Jenkins, Minnesota is a close-knit community located just minutes north of Pequot Lakes along Highway 371 within Crow Wing County.
- * This newer industrial-retail building also houses the locally-owned "Skeeter Forge Metalworks" company.
- * This project neighbors Cedar Creek Lumber, Blue Water Wells, and a *brand new* Woodland Bank branch office.
- * The available space for lease features a finished retail showroom with office and storage space, one drive-in door, and air conditioning within the office space.





JENKINS BUILDING

JENKINS, MN

Location	33758 Charles Avenue, Jenkins, MN 56456 (Crow Wing County)
PID	2610-100-9000-V009
Building Size	6,144 sf (on 0.78 acres)
Year Built	2002
Available	2,625 sf
Usage	60% Retail Showroom, 40% Office/Stor.
Lease Rate	\$5.00 psf, NNN
2009 Ops.	\$0.85 psf, est. includes real estate taxes and CAM
Drive In Doors	1
Clear Height	14'
HVAC	A/C in office only
Co Tenant	Skeeter Forge Metal Works
Traffic Counts (2005)	Highway 371: 7,700 vpd County Road 145: 820 vpd

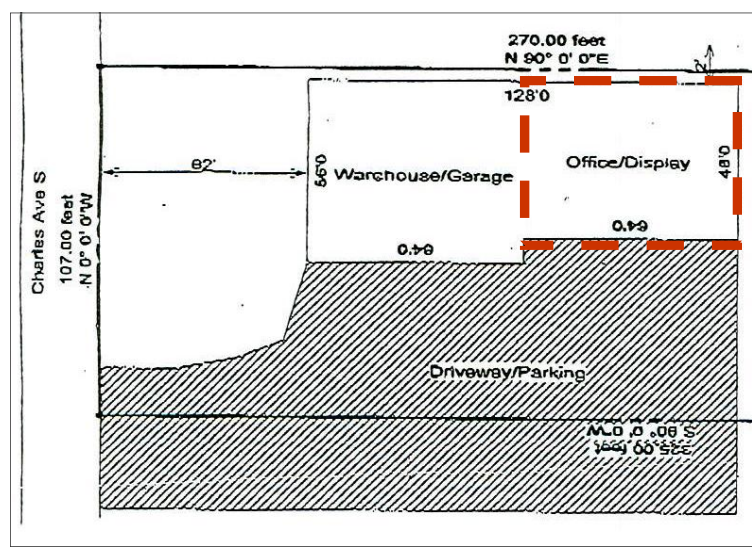


Contact

Steve Dombrovski
651.209.9612
steve@suntide.com

Website

www.suntide.com



The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness.