



Office/Warehouse For Lease

6361 Sunfish Lake Ct Ramsey, MN
#100

Mike Wiley
(612) 490-7052
mikewiley@wileyproperties.com

www.wileyproperties.com
315 1st Avenue NE, Osseo, MN 55369

Lease offering only. Details are approximate, subject to change without notice and should be independently verified.

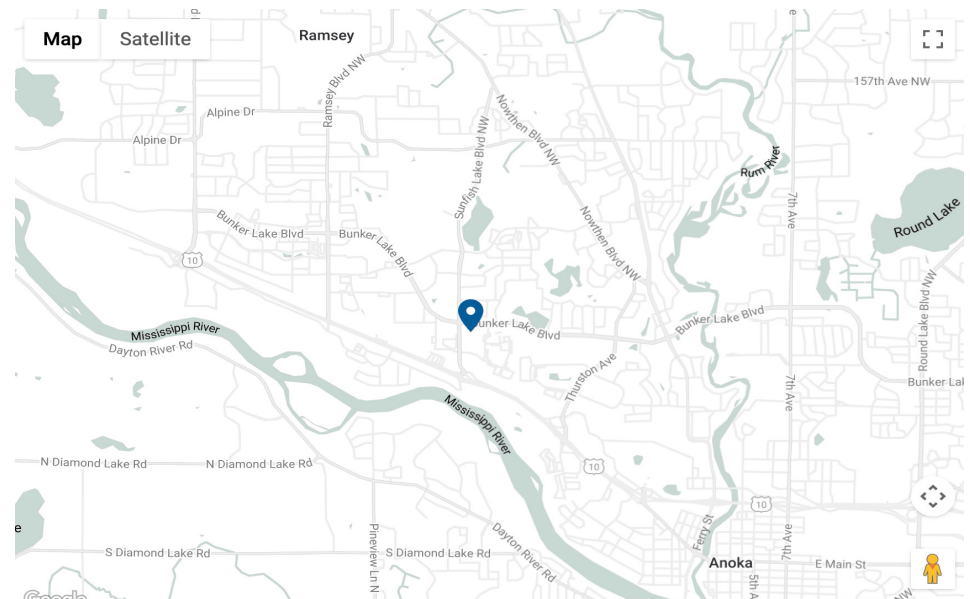


Property Profile

Property Size	2,397.12 SF
Year Built	1999
Zoning	MR
Primary Use	Office/Warehouse
Lease Rate	Negotiable
Date Available	7/1/2026
Annual Taxes	\$ 3.80 /SF
Lease Type	NNN
NNN Expenses	\$ 0.75 /SF

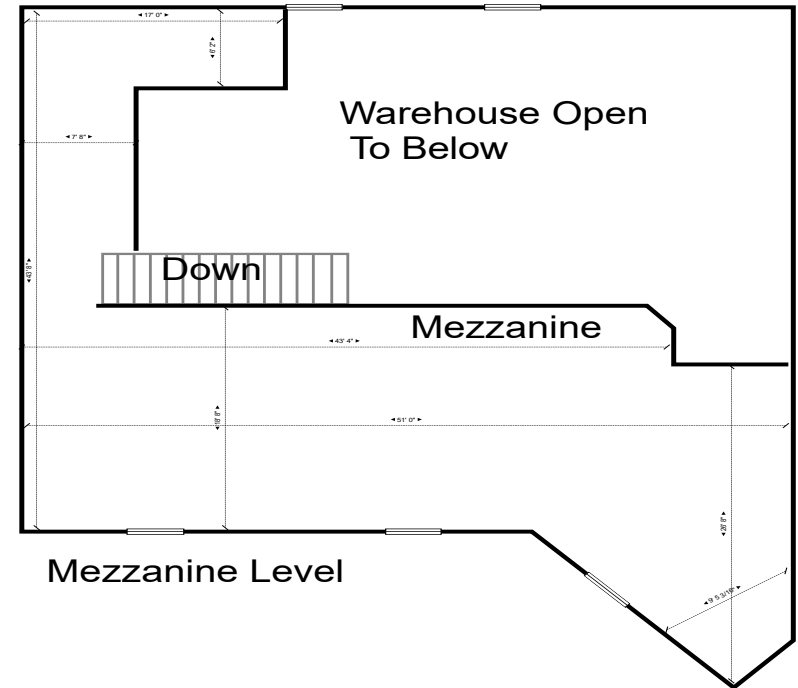
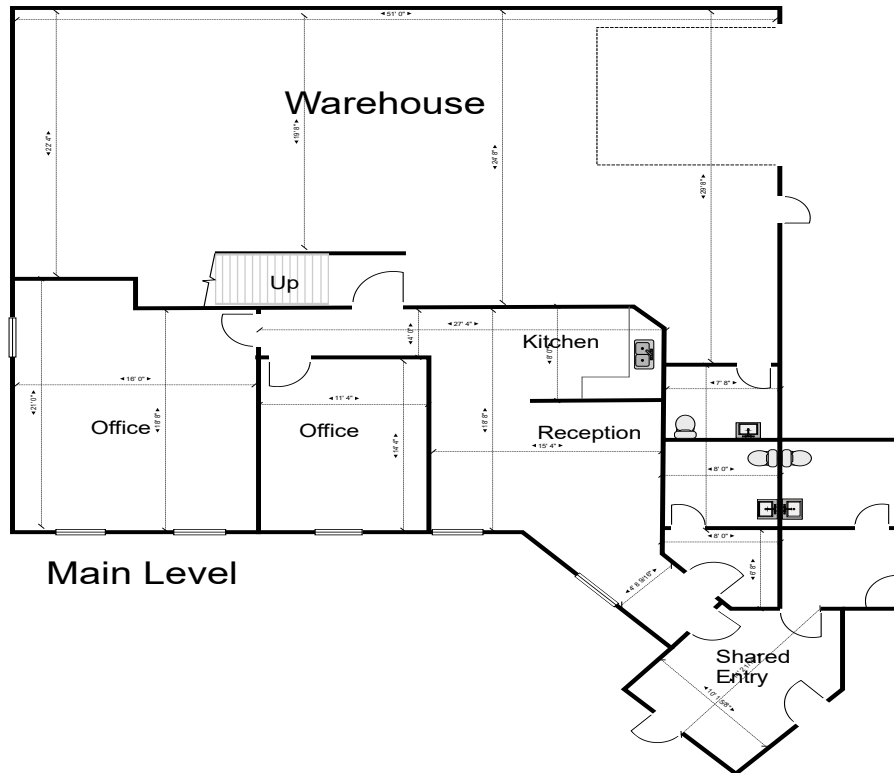
Office/ warehouse unit offers an ideal layout for businesses seeking functional space with a drive-in garage for easy loading and unloading. Spacious office/flex areas, practical mix of office and industrial space. This unit is great for a Variety of light industrial, service, or distribution use.

- » Drive in bay door 12ft x 12ft
- » Clear height 16ft
- » Warehouse floor drain with flammable waste trap
- » Fire Sprinklers (sprinkled)



Floor Plan

For Layout Purposes Only



6361 Sunfish Lake Ct Suite 100, Ramsey, MN 55303

Square Footage - 2,533 | Office- 1,000 | Warehouse- 1,533

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Photos



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Demographics



Population ~28,070



Median Age 36



Median Household Income \$112,060



Average Worker Earnings \$42,737



98%
High School Graduate



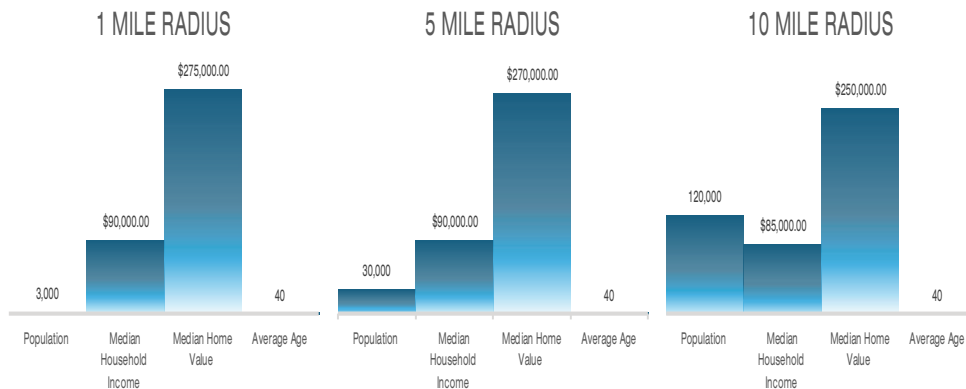
45.5%
Bachelor's Degree



17.2%
Graduate/Professional Degree



Total Businesses: ~626
Total Employees: ~7,372



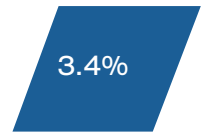
White Collar 77.43%



Blue Collar 22.57%



Self Employed 5.9%



3.4%
Unemployment Rate



Major Transportation Routes:

- » U.S -10
- » Highway 169
- » MN -47
- » Northstar Commuter Rail

* All demographic data provided herein is approximate and intended for purposes only, accuracy is not guaranteed, and figures are subject to change. Prospective tenants are encouraged to conduct their own independent research and due diligence.

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