



Office Warehouse For Lease

6361 Sunfish Lake Court
#400, Ramsey

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.



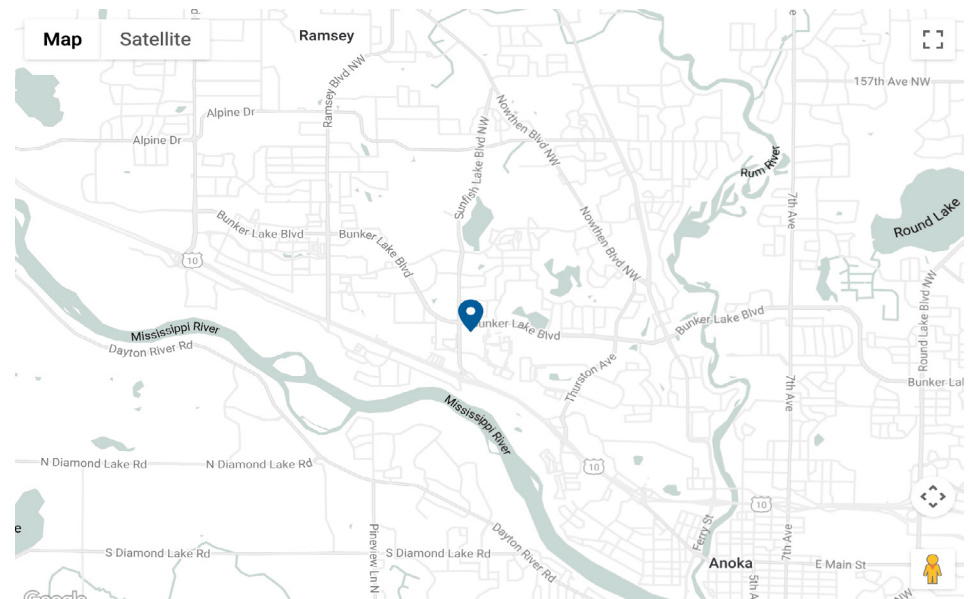
Property Profile

Property Size	Total: 2,562 SF Office: 890 SF Warehouse: 1,672 SF
Year Built	1999
Zoning	MR
Primary Use	Office / Warehouse
Lease Rate	Negotiable
Date Available	Now
Annual Taxes	\$3.80 /SF
Lease Type	Triple Net
NNN Expenses	\$0.75 /SF

- » Warehouse Mezzanine
- » Break-area
- » Ample off street parking
- » Drive in bay door 12ftx12ft
- » Clear height -16 FT
- » Warehouse floor drain with flammable waste trap

“Will not lease to businesses engaged in the cultivation, sale, distribution, or promotion of marijuana, cannabis, or related products.”

This versatile office/warehouse in Ramsey, MN offers an ideal layout for businesses seeking functional space with professional appeal. The attached warehouse boasts a wide open layout with a drive-in garage door for easy loading and unloading. Spacious office/flex areas, practical mix of office and industrial space, this property is well-suited for a variety of light industrial, service, or distribution uses.



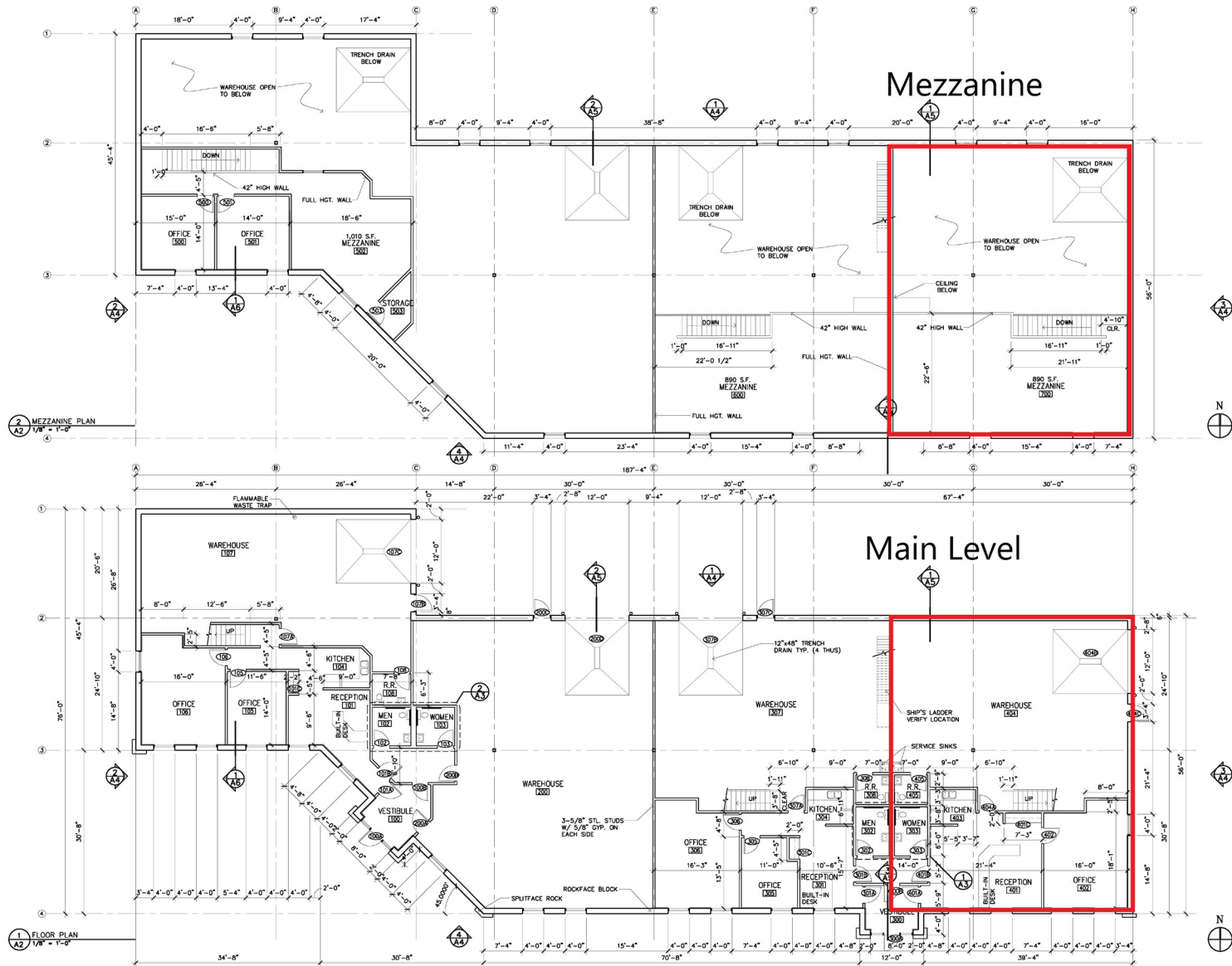
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Floor Plan



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



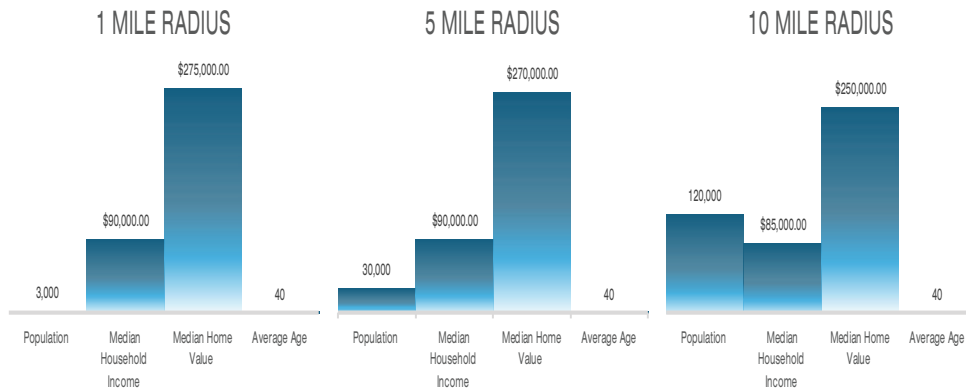
45.5%
Bachelor's Degree



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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