

FOR LEASE/SALE
21,600 SF



**12640 CREEK VIEW AVE
SAVAGE, MN**

PROPERTY INFORMATION

HUDSON BROTHEN
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KRIS SMELTZER
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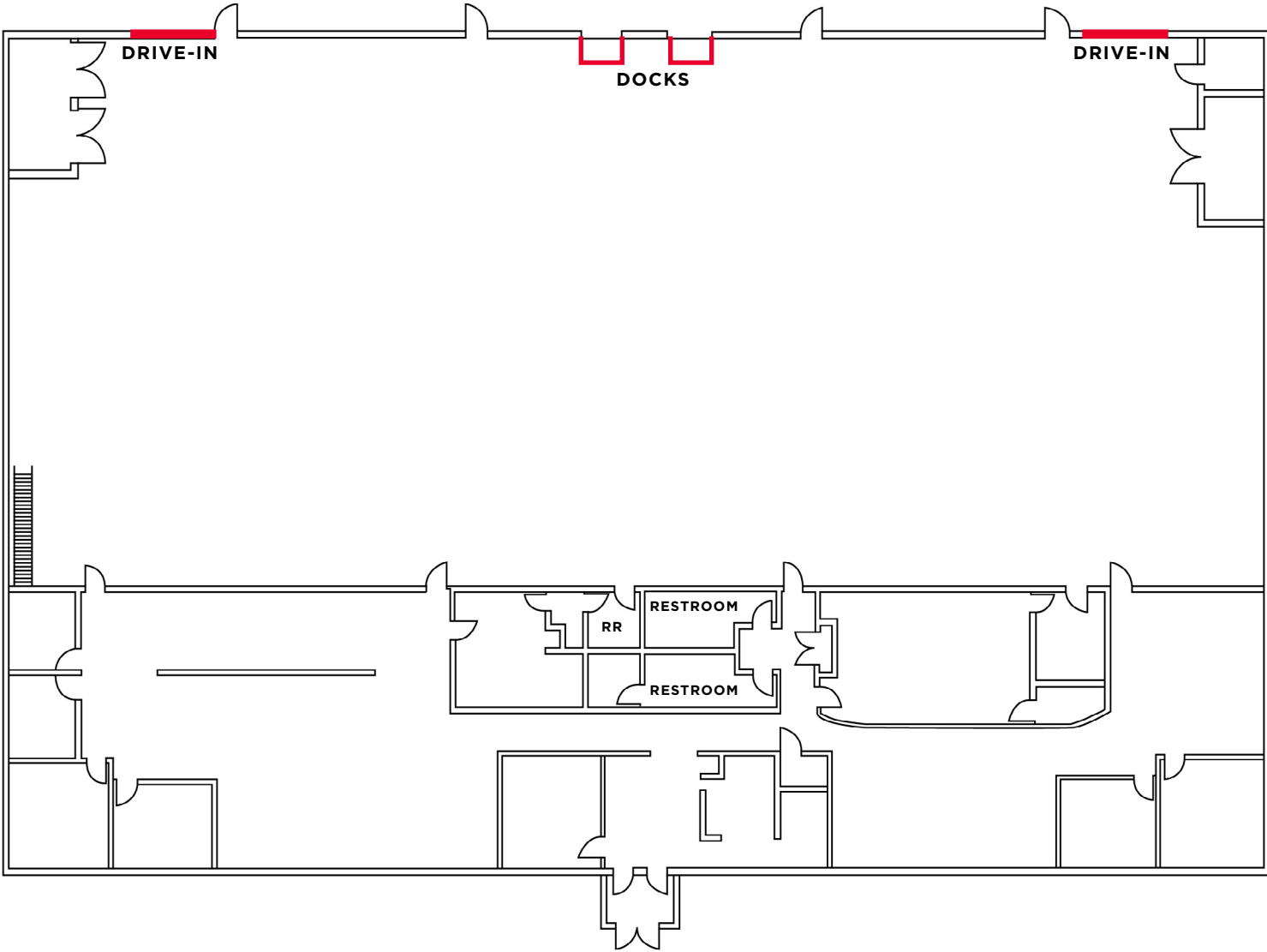
JAKE KELLY
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Address	12640 Creek View Ave Savage, MN
Lease Rates	\$13.00 PSF Office \$7.00 PSF Warehouse
Sale Price	\$3,132,000 (\$145.00 PSF)
Building Size	7,000 SF Office <u>14,600 SF Warehouse</u> 21,600 SF Total*
PID	26-289007-2
Land	1.46 Acres
Clear Height	24'
Year Built	2017
Roof	2017
Loading	2 Docks 2 Drive-ins
Parking	44 Stalls
Sprinklered	100% Sprinklered
HVAC	Full HVAC in Office / Heat in Warehouse
2024 Property Taxes	\$95,524.00 (\$4.42 PSF)



* Approximate

FLOOR PLAN

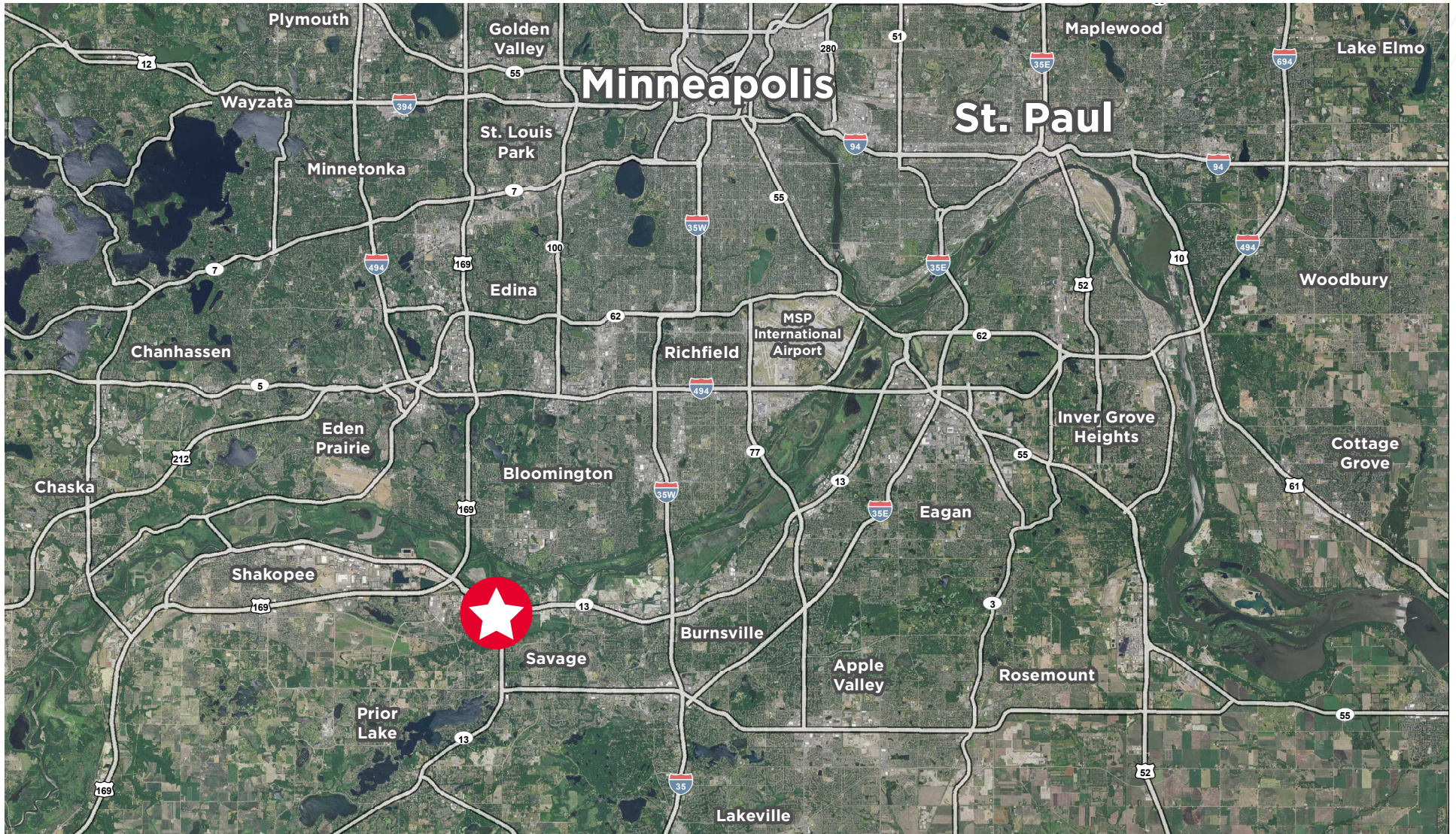


PROPERTY PHOTOS



PROPERTY PHOTO





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