







Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Elk Meadows Office Park 12580 NW 192nd Ct Elk River, MN 55330	Building: 9,828 SF Floors: 1	Status: Available Suite: Suite F Sublease: No	1,230 SF	Negotiable	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	1,230 SF suite
	Elk Ridge Center 19522 SW Holt St Elk River, MN 55330	Building: Floors: 2	Status: Available Suite: Sublease: No	20,000 SF	Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	Elk Ridge Center is an exciting new mixed-use development consisting of over 100,000 square feet. The proposed 40,000 square foot medical office development is complimented by a 16,000 square foot Aldi Foods, US Bank, Pearle Vision, and New Horizons.
	Elk Ridge Center 19522 SW Holt St Elk River, MN 55330	Building: Floors: 2	Status: Available Suite: Sublease: No	20,000 SF	Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	This mixed-use development is strategically located at the intersection of Highway 169 and 197th Avenue. The site features outstanding highway visibility, accessibility, and aggressive growth in both traffic and new development. This is an ideal location for a medical/office firm.
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 109 Sublease: No	1,935 SF	\$11.00 - \$12.00 Annual/SF	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Professional office space, overlooking lake
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 118 Sublease: No	672 SF	\$11.00 Annual/SF	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Professional office space, overlooking lake. Highway 169 signage & visibility; 38,000 vehicles per day (MNDOT 2014). Main entrance w/several private entrances. 59 marked surface stalls. Elevator
	19230 Evans St NW 19230 Evans St NW Elk River, MN 55330	Building: 10,411 SF Floors: 1	Status: Available Suite: 120 Sublease: No	624 SF	\$11.00 Annual/SF	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Professional office space, overlooking lake. Highway 169 signage & visibility; 38,000 vehicles per day (MNDOT 2014). Main entrance w/several private entrances. 59 marked surface stalls. Elevator
	18853 Freeport St 18853 Freeport St Elk River, MN 55330	Building: 6,614 SF Floors: 1	Status: Available Suite: 18853 Sublease: No	1,300 SF	\$13.84 Annual/SF	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	Excellent Location off 169 and School street on Freeport St in the heart of Elk River for 1,300 sq. ft. of prime retail space!



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Elk River Distribution Center 17201 Ulysses St NW Elk River, MN 55330	Building: 45,000 SF Floors: 1	Status:Available Suite: Sublease: No	13,000 SF	\$4.50 Annual/SF	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	13,000 sf for lease in great Elk River location. \$4.50 sq ft NNN + CAM & Tax. 45,000 sq ft warehouse on 2.76 acres. Well maintained steel on steel building with over-head sprinklers. Built in 1993, most recent addition in 1999.
	19449 Evans St NW 19449 Evans St NW Elk River, MN 55330	Building: 9,502 SF Floors: 1	Status:Available Suite: Sublease: No	4,141 SF	\$12.50 Annual/SF	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Highly visible retail space • For lease - Dock access in rear • Huge visibility to Highway 169; 38,500 vehicles per day (MNDOT 2017) • Large parking field • Excellent demographics • Area retailers include: Walmart, Home Depot, Menards, Culvers, Goodwill, Cub Foods, Coborn's
	Elk River Plaza 550-716 NW Freeport Ave Elk River, MN 55330	Building: 92,038 SF Floors: 1	Status:Available Suite: 640 Sublease: No	4,000 SF	Negotiable	Mary Lindell mary@christiansonandco.com 612-747-9854 Christianson & Company Commercial Real Estate Services	Elk River Plaza is a strip center conveniently located off of Highway 169 in the heart of Elk River. This flexible space plan has numerous possible uses. Join co-tenants Elk River Theaters and Buffalo Wild Wings. 3 ADA bathrooms * Hwy 169 frontage * High traffic visibility
	Former Pro-Build 26229 Fremont Dr Zimmerman, MN 55398	Building: 25,257 SF Floors: 1	Status:Available Suite: Bldg Sublease: No	25,257 SF	Negotiable	Kyle Rafshol kyle.rafshol@colliers.com 952-837-3042 Colliers International/Minneapolis-St. Paul	3 Buildings totaling 25,257 SF. Dock, drive-in and drive-thru loading. 10.04 acres (3 usable acres). 14'6"- 18' clear height. Directly visible from US Highway 169. 40 Miles northwest of Minneapolis. 18 Miles north of Rogers and I-94. Tax abatement and/or TIF available for qualified users.
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status:Available Suite: 200 Sublease: No	3,453 SF	\$8.70 Annual/SF	Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial	Approximately 2,250 square feet of manufacturing/warehouse space and 1,200 square feet of showroom and office space. There is one drive in with a 10 foot door, 220 amp service, 12' ceilings. The showroom is an open 550 square feet with a kitchen, bathroom, and break room in the back.
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status:Available Suite: 450 Sublease: No	1,047 SF	\$7.73 Annual/SF	Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial	This space is in the industrial park in Big Lake. There is a 300 square foot finished area that would work well for a showroom or open office layout with an additional 600 square feet of unfinished area. Entry to this space is through a standard entry door, there is no drive-in or dock access.
	Paragon Plaza 19950 NW 177th St Big Lake, MN 55309	Building: 39,000 SF Floors: 1	Status:Available Suite: 800 Sublease: No	5,528 SF	\$7.25 Annual/SF	Erik S Sorenson erik@weatherhillcommercial.com 763-477-3300 Weatherhill Commercial	This Suite consists of 4,088 square feet of warehouse and 1,440 square feet of office. The warehouse has a 18' clear height and both a 14' drive in door and a dock door. The office space has a reception area, 3 offices, one conference room (or large office), and two restrooms.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Elk River MN Multi-Tenant Industrial Facility 9942 Highway 10 Elk River, MN 55330	Building: 60,288 SF Floors: 1	Status:Available Suite: 9942 Sublease: Yes	4,388 SF	\$4.25 - \$8.50 Annual/SF	Dan Friedner dan.friedner@ngkf.com 612-430-9991 Newmark Knight Frank	• 4,388 square feet available • 1/4 to 1/2 acre of outdoor storage available for lease • Multiple dock doors • Two (2) drive-in doors • Excellent corporate image • Ample parking • Great visibility to Highway 10
	11074 179th St NW 11074 179th St NW Elk River, MN 55330	Building: 50,665 SF Floors: 1	Status:Available Suite: Sublease: No	50,665 SF	\$5.50 Annual/SF	Josh Huempfer josh@upland.com 612-465-8522 Upland Real Estate Group, Inc	Located adjacent to The Home Depot and Tractor Supply Co. Convenient access to and from Highway 169 with nearly 50,000 VPDs. Flexible building that can support a variety of uses.
	Big Lake Town Square 726 Martin Ave Big Lake, MN 55309	Building: 16,449 SF Floors: 1	Status:Available Suite: 102 Sublease: No	1,287 SF	Negotiable	Rick Plessner plessner@ircetailcenters.com 651-419-2006 IRC Retail Centers, LLC	
	Big Lake Town Square 726 Martin Ave Big Lake, MN 55309	Building: 16,449 SF Floors: 1	Status:Available Suite: 106 Sublease: No	1,155 SF	Negotiable	Rick Plessner plessner@ircetailcenters.com 651-419-2006 IRC Retail Centers, LLC	
	13848 1st St 13848 1st St Becker, MN 55308	Building: 3,800 SF Floors: 1	Status:Available Suite: 1 Sublease: No	1,110 SF	\$13.50 Annual/SF	Joseph W Elam jelum@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* Great Investment Property * Great Visibility & Easy Access to Highway 10 * North Side of Hwy 10 on Frontage Road * High Demand Space in Growing Community * Minutes from Monticello and Elk River * Businesses in the area include: Subway, Godfather's Pizza, Becker Inn & Suites & more
	13854 1st St 13854 1st St Becker, MN 55308	Building: 5,092 SF Floors: 1	Status:Available Suite: Sublease: No	1,061 SF	\$13.50 Annual/SF	Joseph W Elam jelum@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* Great Investment Property * Great Visibility & Easy Access to Highway 10 * North Side of Hwy 10 on Frontage Road * High Demand Space in Growing Community * Minutes from Monticello and Elk River * Businesses in the area include: Subway, Godfather's Pizza, Becker Inn & Suites & more. . .
	19276 Vernon St NW 19276 Vernon St NW Elk River, MN 55330	Building: 3,372 SF Floors: 1	Status:Available Suite: Sublease: No	3,372 SF	\$5.50 - \$10.00 Annual/SF	Joseph W Elam jelum@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* 4 offices with reception area and breakroom * Separate bathroom for office and shop * Reznor - Shop unit heater * Electrical: 100 amp - Shop, 200 amp - Office * HVAC: Forced air / central * (1) 12'6"Wx10'H Overhead Door, 12' Clear Height * 1 mile north of 10 off Elk Lake Rd near Elk River Industrial Park










Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	1051 7th St SE 1051 7th St SE St Cloud, MN 56304	Building: 8,900 SF Floors: 1	Status:Available Suite: Sublease: No	8,900 SF	\$6.60 Annual/SF	Steven Feneis stevef@gcremn.com 320-202-8000 Granite City Real Estate, LLC	*PRICE REDUCED* Very convenient access to Highway 10. Building and land are secured behind an electric gate. Site plan allows for an additional 8,000 square feet of expansion onto the existing building. Current building includes 10 overhead doors
	231 Main St NW 231 Main St NW Elk River, MN 55330	Building: 8,957 SF Floors: 2	Status:Available Suite: B Sublease: No	1,037 SF	\$18.00 Annual/SF	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	1,037 SF suite, very open concept.
	231 Main St NW 231 Main St NW Elk River, MN 55330	Building: 8,957 SF Floors: 2	Status:Available Suite: C Sublease: No	904 SF	\$18.00 Annual/SF	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	904 SF, Three private offices, conference room and reception/open space.
	221 Main St NW 221 Main St NW Elk River, MN 55330	Building: 6,319 SF Floors: 1	Status:Available Suite: B Sublease: Yes	604 SF	Negotiable	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	221 Main Street, Suite B 604 SF Office Space now available.
	221 Main St NW 221 Main St NW Elk River, MN 55330	Building: 6,319 SF Floors: 1	Status:Available Suite: D Sublease: No	1,040 SF	\$18.00 Annual/SF	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	1,040 SF suite with private entrance and huge conference room.
	17375 U.S. 10 17375 U.S. 10 Elk River, MN 55330	Building: 7,108 SF Floors: 1	Status:Available Suite: Sublease: No	5,000 SF	Negotiable	Lisa L Diehl Lisa.Diehl@CloseTheDiehl.com 612-508-6410 Diehl and Partners	
	13467-13501 Business Center Drive NW 13467-13501 Business Center Drive Northwest Elk River, MN 55330	Building: 19,900 SF Floors: 1	Status:Available Suite: Sublease: No	1,500 SF	\$15.00 Annual/SF	Richard A Lee richlee@premiercommercialproperties.com 612-718-9919 Premier Commercial Properties	19,544 SQ. FT. RETAIL CENTER. GREAT TRAFFIC ON HWY 10 (25,500 VPD—2014 MNDOT). NICE MIX OF TENANTS WITH GREAT TRAFFIC FLOW. MONUMENT AND BUILDING SIGNAGE ON HWY 10. CLOSE PROXIMITY TO SHERBURNE COUNTY OFFICES. AND ELK RIVER CITY HALL



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Elk Ridge Center 19620 Holt St Elk River, MN 55330	Building: 22,500 SF Floors: 1	Status:Available Suite: Sublease: No	7,500 SF	Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	Grocery anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169.
	Elk Ridge Center 19620 Holt St Elk River, MN 55330	Building: 22,500 SF Floors: 1	Status:Available Suite: Sublease: No	7,500 SF	Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	Grocery anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169.
	Elk Ridge Center 19620 Holt St Elk River, MN 55330	Building: 22,500 SF Floors: 1	Status:Available Suite: Sublease: No	7,500 SF	Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	Grocery anchored 100,000 square foot retail center. Three 7,500 square foot outlot strip centers. Full visibility to Highway 169 and access via stoplight at the intersection of 197th Avenue and Highway 169.
	Pines Town Offices - Unit 11090 11090 183rd Circle NW Elk River, MN 55330	Building: 12,000 SF Floors: 2	Status:Available Suite: Unit B Sublease: No	2,700 SF	\$12.00 Annual/SF	Richard A Lee richlee@premiercommercialproperties.com 612-718-9919 Premier Commercial Properties	The Pines Town Offices is an upscale office condominium just east of Hwy 169 and Main Street in Elk River and to the north of Home Depot. High end finishes throughout the building Options for tenant improvements available
	Pines Town Offices - Unit 11090 11090 183rd Circle NW Elk River, MN 55330	Building: 12,000 SF Floors: 2	Status:Available Suite: Suite C Sublease: No	1,500 SF	\$12.00 Annual/SF	Richard A Lee richlee@premiercommercialproperties.com 612-718-9919 Premier Commercial Properties	The Pines Town Offices is an upscale office condominium just east of Hwy 169 and Main Street in Elk River and to the north of Home Depot. High end finishes throughout the building Options for tenant improvements available. Cam TBD.
	16860 Highway 10 NW 16860 Hwy 10 NW Elk River, MN 55330	Building: 10,500 SF Floors: 1	Status:Available Suite: Sublease: No	3,000 SF	\$12.00 Annual/SF	Charles Munson charles@auroratower.net 952-261-2720 Aurora Tower	Very High exposure from Highway 10 and excellent signage on building and stand alone sign.
	3690 30th St SE 3690 30th St SE St. Cloud, MN 56304	Building: 19,061 SF Floors: 2	Status:Available Suite: Sublease: No	17,900 SF	\$5.50 - \$6.50 Annual/SF	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	12698 Industrial Blvd NW 12698 Industrial Blvd NW Elk River, MN 55330	Building: 135,000 SF Floors: 1	Status:Available Suite: C Sublease: No	18,000 SF	\$6.00 Annual/SF	Mark A Steingas mark@copperwoodmn.com 952-392-1310 Copperwood Investments, LLC	
	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SF Floors: 1	Status:Available Suite: 1 Sublease: No	1,640 SF	Negotiable	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	Multi-Tenant Office, Retail, or Flex Space. This 3,750sf, center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day. Great location for a professional service, business, retail, showroom.
	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SF Floors: 1	Status:Available Suite: 2 Sublease: No	193 SF	Negotiable	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	Multi-Tenant Office, Retail, or Flex Space. This 3,750sf, center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day. Great location for a professional service, business, retail, showroom.
	17994 Zane St NW 17994 Zane St NW Elk River, MN 55330	Building: 5,400 SF Floors: 1	Status:Available Suite: Sublease: No	5,400 SF	Negotiable	David Carland dcarland@venturepass.net 612-963-9107 Venture Pass Partners, LLC	Petsmart anchored pad site located on Hwy 169 in front of Home Depot and Walmart. Strip Center, Lease or pad sale.
	Big Lake Marketplace 16777 Marketplace Dr Big Lake, MN 55309	Building: 12,499 SF Floors: 1	Status:Available Suite: Sublease: No	2,635 SF	Negotiable	Mark Hulsey mark@resultscommercial.com 651-256-7404 RE/MAX Results - Commercial Group	2 Retail Storefronts & Turn-Key Restaurant Space available for lease! Turn-Key Restaurant Space is 2,635 Square Feet. 2 retail storefronts totaling 2,376 Square Feet – 1,176 & 1,200 Square Feet each. Storefronts are currently contiguous, but can be easily be separated with a dividing wall.
	651 Rose Dr 651 Rose Dr Big Lake, MN 55309	Building: 12,080 SF Floors: 1	Status:Available Suite: 2 Sublease: No	2,050 SF	\$8.00 Annual/SF	Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC	* End Units of a Multi-Tenant Building * Zoning is B-3 General Business District * Other businesses in the area include: Lake Liquors, China Inn Buffet, Hardware Hank, Subway, Eye Care and much more!
	11110 Industrial Circle Northwest 11110 Industrial Circle Northwest Elk River, MN 55330	Building: 19,897 SF Floors: 1	Status:Available Suite: Sublease: No	12,000 SF	Negotiable	Rob C Davidson rob@davidsoncos.com 651-481-6290 The Davidson Companies, Inc	Multi-tenant. Up to 4 Separate Spaces. Established Business Park Location. Building Signage Available, 4-14' High Drive-in Doors + 2-8' High Dock Doors Available. Perfect Owner/User Building.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Northridge Center 0 E 2nd St Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$250,000.00	Ted Gonsior ted.gonsior@colliers.com 952-897-7744 Colliers International/Minneapolis-St. Paul	Multi-tenant, grocery anchored shopping center in Zimmerman, MN. Strip retail space for lease and prime outlots available. Conveniently located at the Highway 169 and County Road 4 NW interchange.
	Northridge Center 0 E 2nd St Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$110,000.00	Ted Gonsior ted.gonsior@colliers.com 952-897-7744 Colliers International/Minneapolis-St. Paul	Multi-tenant, grocery anchored shopping center in Zimmerman, MN. Strip retail space for lease and prime outlots available. Conveniently located at the Highway 169 and County Road 4 NW interchange.
	Elk Ridge Development Lot 1 - 1.49 Acres Hwy 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	
	Elk Ridge Development Lot 3- 2.51 Acres Hwy 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	
	Railway Properties Lot 1 Blk 2 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$132,585.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.
	Railway Properties Lot2 Blk 2 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$86,847.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.
	Railway Properties Lot 3 Blk 1 0 126th St NW Baldwin Township, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$113,800.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/- . Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	815 US Highway 10 815 US-10 Elk River, MN 55330	Building: 15,860 SFFloors: 2	Status:Available Condo: No	15,860 SF	List Price \$799,900.00	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	Excellent opportunity for high visibility Elk River office space. Highway 10 frontage with 33,000 VPD. Two floors and approx total 14,190 sq ft on 1.19 acres. Potential for redevelopment
	Elk River Distribution Center 17201 Ulysses St NW Elk River, MN 55330	Building: 45,000 SFFloors: 1	Status:Available Condo: No	45,000 SF	List Price \$2,095,000.00	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	45,000 sq ft on 2.76 Acres with excellent access to US Highway 10/169 and Highway 101. Well maintained steel on steel building.
	19449 Evans St NW 19449 Evans St NW Elk River, MN 55330	Building: 9,502 SFFloors: 1	Status:Available Condo: No	9,502 SF	List Price \$1,500,000.00	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Highly visible retail space - Dock access in rear • Huge visibility to Highway 169; 38,500 vehicles per day (MNDOT 2017) • Large parking field • Excellent demographics • Area retailers include: Walmart, Home Depot, Menards, Culvers, Goodwill,- Cub Foods,
	15749 Jarvis St 15749 Jarvis St Elk River, MN 55303	Building: Floors:	Status:Available Condo: No		List Price \$210,000.00	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	Raw land site. 1.9 acres, approximately. PID #75-805-0110 (Sherburne County). Access to east/west bound Hwy 10 & Jarvis St. Zoned light industrial. Shared access (easements). Well & septic. Outdoor storage, with conditional use permit.
	24060 Highway 169 24060 Highway 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$369,500.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	This lot offers an ideal location on Highway 169 on busy commuter and regional corridor. The lot offers 842 feet of HWY frontage, both northbound and southbound access to Hwy 169 Seller is also a builder and happy to work together on your project! County open to rezoning property
	Big Lake Marketplace- 4.99 Acres 16950 NW 198th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$871,200.00	Mary Lindell mary@christiansonandco.com 612-747-9854 Christianson & Company Commercial Real Estate Services	Land Available: 5 acres (217,800 sf) Zoning: B3 (General Business District) PID: 65-528-0120 Big Lake Marketplace First Addition Lot 4, Block 1 2019 Taxes: \$8,148 Sale Price: \$871,200 (\$4.00 psf)
	Former Pro-Build 26229 Fremont Dr Zimmerman, MN 55398	Building: 25,257 SFFloors: 1	Status:Available Condo: No	25,257 SF	List Price \$849,000.00	Kyle Rafshol kyle.rafshol@colliers.com 952-837-3042 Colliers International/Minneapolis-St. Paul	3 Buildings totaling 25,257 SF. Dock, drive-in and drive-thru loading. 10.04 acres (3 usable acres). 14'6"- 18' clear height. Directly visible from US Highway 169. 40 Miles northwest of Minneapolis. 18 Miles north of Rogers and I-94. Tax abatement and/or TIF available for qualified users.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	US Hwy 10 Big Lake 0 US Highway 10 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Thomas J Dunsmore tom.dunsmore@avisionyoung.com 651-775-4282 Avison Young	Proposed I -4 to allow: - Metal building allowed - Outside storage available - Fast track building - Sandy Soils - 1.5 to 41 Acres
	Big Lake Land 0 SW January St & Highway 10 Big Lake, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Charles Pfeffer cjpfeffer@pfefferco.com 763-425-3632 Pfeffer Real Estate, LLC	Residential or Industrial use. Great access to Highway 10. Call for details / specifics.
	Fremont Ave- 0.46 Acres 0 Fremont Ave Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$89,900.00	Amber Lange alange@kwcommercial.com 763-226-7911 KW Commercial Twin Cities	PRIME COMMERCIAL LOCATION MAIN STREET ZIMMERMAN CORNER OF CTY ROAD 45 & CTY ROAD 4. OPPORTUNITY to own one of the most highly visible locations in Zimmerman. High traffic counts near HWY 169 & High School. Great location for retail, office, medical, professional building, and more uses.
	11074 179th St NW 11074 179th St NW Elk River, MN 55330	Building: 50,665 SFFloors: 1	Status:Available Condo: No	50,665 SF	List Price \$3,100,000.00	Josh Huempfer josh@upland.com 612-465-8522 Upland Real Estate Group, Inc	Located adjacent to The Home Depot and Tractor Supply Co. Convenient access to and from Highway 169 with nearly 50,000 VPDs. Flexible building that can support a variety of uses.
	Zylstra Harley Addition 19645 Evans St Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$800,000.00	Mark Cressy mark.cressy@colliers.com 952-897-7705 Colliers International/Minneapolis-St. Paul	Great visibility to Hwy 169. Utilities available. Area tenants: Menards, Cub Foods, Walmart, Home Depot and more. Permitted uses: Government Businesses & Professional Offices, Personal Service Establishments, Financial Institutions, Convenient Stores, Indoor Nurseries, Class I & II Restaurant
	17994 Zane St NW - 1.97 Acres 17994 Zane St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable	David Carland dcarland@venturepass.net 612-963-9107 Venture Pass Partners, LLC	PetSmart anchored pad site positioned in the heart of the Elk River Trade Area, strategically located on Highway 169 in front of Super Wal-Mart and The Home Depot. The site has excellent sight lines off of Highway 169 and is a strong opportunity for a multitude of uses.
	460 Jefferson Blvd 460 Jefferson Blvd Big Lake, MN 55309	Building: 2,596 SFFloors: 2	Status:Available Condo: No	2,596 SF	List Price \$247,777.00	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	Right in the heart of Big Lake Downtown on Highway 10 and 5 (Eagle Lake Rd), signalized intersection with outstanding visibility. Property consists of two buildings; front building is 2 stories and is available for occupancy at this time. The rear building is the long term home of home of Voodoo Tattoo.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	198th Ave - 6.02 Acres 198th Ave Big Lake, MN 55309	Building: Floors:	Status:Pending Condo: No		List Price Negotiable	Richard Palmiter richard.palmiter@cbre.com 952-924-4603 CBRE - Minnesota	
	Acts Thrift Store 20455 187th Ave Big Lake, MN 55309	Building: 8,736 SFFloors:	Status:Available Condo: No	8,736 SF	List Price \$599,900.00	Joseph W Elam jelam@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	Property Information * Lot is 3.34 Acres * Sherburne County PID 10-335-1345 * Zoned: Special Use District * Businesses in the area include: Riverside Church, Walgreens, Beef O'Brady's, Cornerstone Cafe, Wells Fargo Bank, US Bank and more
	2123 Liberty Glen Loop 2123 Liberty Glen Loop St Cloud, MN 56304	Building: Floors: 2	Status:Available Condo: No		List Price \$5,621,000.00	Noel Johnson noel@premierhomesearch.com 320-259-4554 Premier Real Estate Services	This listing is for Townhomes and Lots located in Liberty Glen development located within the Federal Opportunity Zone!! Great Investment Opportunity!! Currently has 20 Slab on Grad Townhomes, 8 Townhomes with walk-out basements, and 53 Buildable Townhome Lots.
	North American Services Group 15930 Jarvis St NW Elk River, MN 55330	Building: 11,858 SFFloors: 1	Status:Available Condo: No	11,858 SF	List Price \$1,400,000.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	Sale and lease options available on this two suite light industrial tip-up building. Prime location close to Hwy 10 with hard to find amenities. Approx. 1.25 acres of outside storage with 30,000 sq/ft being hard surface. 2,200 sq/ft of office space split between 2 individual suites with separate utilities.
	32273 124th St - 1.51 Acres 32273 124th St Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$399,900.00	Steve Wilhelmy steve.wilhelmy@kwcommercial.com 612-619-2638 KW Commercial Twin Cities	Prime redevelopment opportunity adjacent to Coborn's grocery store and AmericInn hotel. Great visibility! 1.51 acres located on the corner of 323rd Ave NW & 124th Street NW. The property is near the South Rum River Drive exit off of Highway 169.
	31922 128th St NW- 23 Acres 32003 128th St NW Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$579,900.00	Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest	Seller is in the process of getting these parcels divided out of the original 90 acre parcel and annexing into the city of Princeton. Once annexed parcels will be re-zoned to industrial. The 23 acre parcel has structures, but is being sold as land only.
	31922 128th St NW- 20 Acres 31922 128th St NW Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$504,900.00	Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest	Seller is in the process of getting these parcels divided out of the original 90 acre parcel and annexing into the city of Princeton. Once annexed parcels will be re-zoned to industrial. Great development opportunity, good road access and utilities are close. Call listing agent with any questions.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	20th Ave SE - 3.5 Acres 20th Ave SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$349,500.00	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	Property is in a PUD Zoning for commercial-Business. The city of St Cloud is willing to look at other types of uses for the property other than commercial. Multi family-town homes-patio etc. bring your ideas to get this lot developed.
	13848 1st St 13848 1st St Becker, MN 55308	Building: 3,800 SFFloors: 1	Status:Available Condo: No	3,800 SF	List Price \$389,000.00	Joseph W Elam jelas@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* Great Investment Property * Great Visibility & Easy Access to Highway 10 * North Side of Hwy 10 on Frontage Road * High Demand Space in Growing Community * Minutes from Monticello and Elk River * Businesses in the area include: Subway, Godfather's Pizza, Becker Inn & Suites, Coach House, Deli Plus,
	13854 1st St 13854 1st St Becker, MN 55308	Building: 5,092 SFFloors: 1	Status:Available Condo: No	5,092 SF	List Price \$449,000.00	Joseph W Elam jelas@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* Great Visibility & Easy Access to Highway 10 * North Side of Hwy 10 on Frontage Road * High Demand Space in Growing Community * Minutes from Monticello and Elk River * Great Investment Property
	Highway 169 & 265th Ave NW- 34.91 Acres US Highway 169 Zimmerman, MN 55398	Building: Floors:	Status:Available Condo: No		List Price \$1,750,000.00	Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest	Over 2300 feet of frontage on US169! Over 21,000 vehicles per day! Certified shovel ready development site. Seller may be willing to subdivide. All city services and utilities stubbed to site. Call agent for more information, 651-717-8048, philharry@kw.com.
	170th Cir NW- 2.92 Acres 170th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$254,390.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	
	S Rum River Dr & 128th St NW- 8.58 Acres S Rum River Dr Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$600,000.00	Joseph W Elam jelas@commrealtysolutions.com 320-282-8410 Commercial Realty Solutions LLC	* Great Location/Access * 1/4 mile West of 169 on Rum River Dr. S * Level Site * Mostly cleared * City Sewer & Water at Property Line * Businesses in Area: Crystal Cabinets, Subway, Burger King, Princeton Auto, McDonalds, Coborns, Distinctive Door Designs, Inc., SRW Products, and more...
	Furniture & Things Showroom 15560 Cleveland St NW Elk River, MN 55330	Building: 9,582 SFFloors: 1	Status:Available Condo: No	9,582 SF	List Price \$600,000.00	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	Great opportunity for 9,000 sq ft with excellent exposure to US Highway 10/169. Built in 1988 on .65 acres featuring 2,347 sq ft of office/showroom space and 6,653 sq ft of warehouse. 3 phase power 2 drive in doors and 13' clear. Hurry this won't be available for long!



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	9710 158th Circle NW - 1.34 Acres 9710 158th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$145,926.00	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	Great Opportunity to build! General Industrial Zoning in the City of Elk River. Site features great access to US Highway 10, improved streets. Hurry only two lots left!
	9750 158th Circle NW - 1.30 Acres 9750 158th Cir NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$141,570.00	Ryan Hardin ryanhardin@hardincompanies.com 612-356-2002 Hardin Companies	Great Opportunity to build! General Industrial Zoning in the City of Elk River. Site features great access to US Highway 10, improved streets. Hurry only two lots left!
	32nd St SE- 58 Acres 32nd St SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$1,740,000.00	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	<ul style="list-style-type: none"> • 58 +/- acres within ½ mile of Hwy 10 • Serviced by 10 ton road • 3 phase power on site • Irrigation well on property • The two center pivots, well pump & electrical motor will be removed prior to closing • Owner would consider selling the irrigation system on a separate bill of sale (only If land is sold)
	Business Center Dr NW- 8.15 Acres Business Center Dr NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$705,700.00	Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County	
	Business Center Dr & Waco St - 27 Acres Business Center Dr NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$2,352,240.00	Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County	DEED Certified Shovel Ready Site
	25820 7th St W 25820 7th St W Zimmerman, MN 55398	Building: 27,455 SFFloors: 1	Status:Available Condo: No	27,455 SF	List Price \$999,999.00	Scott L Miller scott@3crg.com 651-283-6803 KW Commercial Premier	2 Buildings onsite (16,656 SF & 10,800 SF). The 16,656 sq ft building is heated with plumbing, electrical and is currently leased to a cabinet ship until 11/31/18. The 10,800 sq ft building is for storage and does not have heat or water. Bring your business to either building and lease out the other for income.
	BP Amoco 19696 Evans St NW Elk River, MN 55330	Building: 2,289 SFFloors: 1	Status:Available Condo: No	2,289 SF	List Price \$300,000.00	Gary Dehn gdehn@premiercommercialproperties.com 763-227-4783 Premier Commercial Properties	BP Amoco of Elk River, next to Menards. Great corner off Hwy 169 and 197th Ave in Elk River. Land lease. Includes buildings, FF & E, canopy, pumps and everything necessary to run the business. Currently a Circle K Convenience store.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	18040 Hwy 10- 85.25 Acres 18040 Hwy 10 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Chris Garcia cgarcia@lee-associates.com 952-223-6720 Lee and Associates	Located 40 Miles from downtown Minneapolis and 29 Miles from St. Cloud. Convenient access and great visibility right off of U.S. Hwy 10. Close to I-94 and U.S. 52 ramps.
	19749 Co Rd 14-1 Acre 19749 Co Rd 14 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$75,000.00	Daniel Desrochers daniel@drealtyg.com 612-554-4773 eXp Realty	Perfect build opportunity on 1+ acres in Big Lake. This lot offers privacy and convenience with room to grow. Site of former home so there is a capped well and septic on the property.
	Marketplace Dr - 11.34 Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Richard Palmiter richard.palmiter@cbre.com 952-924-4603 CBRE - Minnesota	
	Big Lake Marketplace - 27.88 Acres Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Richard Palmiter richard.palmiter@cbre.com 952-924-4603 CBRE - Minnesota	
	Vance St NW- 9.37 Acres Vance St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$850,000.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	ALL PARCELS (Lots Available Separately) Lot 1 Block 1 PID 75.733.0105 (1 Acre) Lot 2 Block 1 PID 75.733.0110 (1 Acre) Lot 3 Block 1 PID 75.733.0115 (1 Acre) Lot 4 Block 1 PID 75.733.0120 (1 Acre)
	DPMS 3312 12th St SE St Cloud, MN 56304	Building: 18,756 SFFloors: 1	Status:Available Condo: No	18,756 SF	List Price \$625,000.00	Mike Schmitt mike@cbcorion.com 320-251-1177 Coldwell Banker Commercial Orion	This is a well-constructed office/warehouse building with a large open and well-lit production/showroom area. Great location on the St. Cloud Regional Airport Road, approximately 1 mile from Highway 10. 16' side walls and 4 private offices. Entire building is heated and air conditioned.
	Spanky's 2nd Addition 19740 200th St NW Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$169,000.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Multiple Parcels - Sherburne County. Spanky's 1st Addition: Lot 4, Block 1 \$99,000 (2.11 Acres) PID 10-544-0120. Spanky's 2nd Addition: Lot 2, Block 1 \$169,000 (4.4 Acres) PID 10-547-0110. Zoned B3 General Business. Highway 10 Visibility and Access. Located at a Signaled Intersection.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	15th Ave SE- 0.79 Acres 15th Ave SE St Cloud, MN 56304	Building: Floors:	Status:Available Condo: No		List Price \$129,900.00	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	.74 commercially zoned just two block from Hwy 10, adjacent to Kwik Trip and Culvers
	Hwy 24 & River Rd SE - 12.71 Acres Hwy 24 Clear Lake, MN 55319	Building: Floors:	Status:Available Condo: No		List Price \$549,777.00	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	12.66 acres currently zoned Ag. The property could be used as Commercial or Industrial use though a conditional use permit. 30' commercial driveway top. This property already has the right turn lane and bypass lanes in. most recent quote to install the turn lanes is \$100K
	185th Ave NW- 1.50 Acres 185th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$180,000.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	
	Tyler St NW- 4.34 Acres Tyler St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$378,100.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	
	Tyler St NW-12.13 Acres Tyler St NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$1,056,765.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	
	185th Ave NW- 1.50 Acres 185th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$180,000.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	
	170th Ave NW - 4.69 Acres 170th Ave NW Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$408,592.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	The City of Elk River's Economic Development Authority owns this property



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	168th Cir- 3.65 Acres 168th Cir Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$317,988.00	Amanda Othoudt aouthoudt@elkrivernm.gov 763-635-1042 City of Elk River	Located at NE of 165th Ave NW and Hwy 10 Elk River, MN.
	20373 Co Rd 81 20373 Co Rd 81 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$1,572,670.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Convenient to shopping and services. Minutes from Highway 10. Business in the area include: Big Lake Auto, Russell's on the Lake, McDonald's, U.S.P.S, Casey's, Family Dollar, O'Reilly Auto Parts, Super America, Holiday Station, and much more!
	US-10 - 96.21 US-10 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$2,033,700.00	William Christian bill@billchristian.com 763-360-5008 KW Commercial Northwest	Excellent opportunity for development. Residential and commercial possibilities. A joining 180 acres is also available.
	2981 US 10 2981 US 10 St. Cloud, MN 56304	Building: 5,642 SFFloors: 1	Status:Available Condo: No	5,642 SF	List Price \$329,000.00	Casey O'Malley casey.omalley@riceproperties.com 320-257-5400 Rice Real Estate Services, LLC	Outstanding value! This well constructed warehouse and additional land is directly off of heavily traveled US-HWY 10. Total building square footage is 4,800 sf of warehouse which is situated on 7.80 acres of land. Additional land offers future users flexibility and room to grow.
	US Hwy 169 & 313th Ave NW- 13.26 Acres US Hwy 169 & 313th Ave NW Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$325,000.00	Philip Harry - SFR, SRS, RENE philharry@kw.com 651-717-8048 KW Commercial Northwest	Great visibility from US 169! MNDOT traffic counts are 18,900 vehicles per day. This sale includes 3 parcels side by side, great development opportunity. See supplements for permitted, conditional and interim uses.
	1051 7th St SE 1051 7th St SE St Cloud, MN 56304	Building: 8,900 SFFloors: 1	Status:Available Condo: No	8,900 SF	List Price \$460,000.00	Steven Feneis stevef@gcremn.com 320-202-8000 Granite City Real Estate, LLC	*PRICE REDUCED* Very convenient access to Highway 10. Building is 8,900 square feet located on 48,373 square feet of land. Building and land are secured behind an electric gate. Site plan allows for an additional 8,000 square feet of expansion onto the existing building.
	Samaritan Way Thrift Store 19463 Evans NW St Elk River, MN 55330	Building: 20,744 SFFloors: 1	Status:Available Condo: Yes	21,000 SF	List Price \$3,495,000.00	Michael Palm mpalm@palmcommercialbrokerage.com 612-819-0706 Palm Commercial Brokerage	We are pleased to present this prime 21,000 sq ft big box type retail space on 169 frontage in Elk River. Retail space sits between Menards and Coborne's and has 2 drive in doors and 2 loading docks. Great brick facility with very nice and prominent frontage of 169 for visibility.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Elk Ridge Development Lot 2-2 Acres Hwy 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Benjamin J Krsnak ben@hempelcompanies.com 612-355-2608 Hempel	
	Blg Lake Industrial Park - Phase II - 30 Acres 177th St Nw Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price Negotiable	Dan Weber dan.weber@co.sherburne.mn.us 763-765-3007 Sherburne County	Big Lake Industrial Park – Phase II 177th Street NW Big Lake, MN 55309 List Price – Negotiable Land Size – 30 Acres City of Big Lake – Hanna Klimmek – 763-251-2979 – hklimmek@biglakemn.org
	Becker Furniture Distribution Center 12940 Prosperity Ave SE Becker, MN 55308	Building: 112,300 SFFloors: 2	Status:Available Condo: No	112,300 SF	List Price \$7,833,650.00 Cap Rate: 8	Brian Brisky brian@briskycommercial.com 612-413-4200 Brisky Commercial Real Estate	Class A Industrial Distribution building has an excellent location just off of Highway 10 and is in close proximity to both the Twin Cities and the St. Cloud area. This is an easy to own net leased offering, with attractive annual rent bumps and an absolute triple net lease, which has zero landlord responsibilities.
	3690 30th St SE 3690 30th St SE St. Cloud, MN 56304	Building: 19,061 SFFloors: 2	Status:Available Condo: No	19,061 SF	List Price \$1,540,000.00	Bill Molitor bill.molitor@results.net 320-258-5808 RE/MAX Results	Custom design built by Morton Buildings Inc. in 2006 for a trucking company. 10 acres lot, 3.5+/- acres of paved or concrete portion. 544 linear feet of trailer down rigging pads, in-floor heat through out building, 5 drive in doors. Lease option available, Office \$6.50 PSF Shop \$5.50 PSF on a NNN terms.
	18983 York St NW 18983 York NW St Elk River, MN 55330	Building: 9,507 SFFloors: 1	Status:Available Condo: No	9,507 SF	List Price \$849,000.00	Erik Nordstrom erik.nordstrom@colliers.com 952-897-7885 Colliers International/Minneapolis-St. Paul	Located in the middle of Highways 10 and 169, this industrial building provides the rare opportunity to own and occupy in the heart of Elk River. Impeccably maintained stand-alone office and warehouse building with the potential for close to 2 acres of outside storage. Fully air-conditioned warehouse space
	1606 10th St S 1606 10th St S Princeton, MN 55371	Building: 5,292 SFFloors: 2	Status:Available Condo: No	5,292 SF	List Price \$297,777.00	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	Incredible Value! Updated industrial building; 40X80 shop/warehouse space w/two 14x14 garage doors. 28X32 two story office area recent paint & carpet, bathroom w/shower, full kitchen area w/hookup for dishwasher, refrigerator, stove, microwave & laundry facilities.
	Fremont Plaza 26219 Fremont Dr Zimmerman, MN 55398	Building: 3,750 SFFloors: 1	Status:Available Condo: No	3,750 SF	List Price \$247,777.00	Ron Touchette ron@rocksolidcos.com 612-435-7777 Rock Solid Companies	Multi-Tenant Office, Retail, or Flex Space. This 3,750sf, center is located east of the highly traveled Highway 169 on Fremont Dr. in Zimmerman, with direct visibility to highway 169 and it's over 19,000 vehicles passing by each day. Great location for a professional service, business, retail, showroom.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	16807 U.S Highway 169- 15.03 Acres 16807 U.S Highway 169 Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$679,900.00	Amber Lange alange@kwcommercial.com 763-226-7911 KW Commercial Twin Cities	Great Property 15.03 Acres commercial land. Suited for redevelopment. 4 PIDS 750112120, 750112401, 750113203, 750113235. The utilities run along Twin Lakes Road which is the road on the E property line.
	Sandbar Lane 21505 Co Rd 73 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$350,000.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Sales Price \$350,000.00. Parcel is 233.79 Acres. Sherburne County. PID 65-545-0060 2017 Taxes \$3,602.00. PID 65-545-0050 2017 Taxes \$ 150.00. PID 65-545-0010 2017 Taxes \$2,482.00. Zoned: R-1 Residential. In the area: Lakeside Park, Big Lake High School, Russell's On The Lake,
	Railway Properties Lot6 Blk 1 12513 318th Avenue Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$100,732.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	One of several lots available in 10 lot industrial park. Potential to combine lot with others to create larger parcel at up-to 9 acres +/-.
	Railway Properties Lot 5 Blk 1 31858 126th Street Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$119,790.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.
	Railway Properties Lot4 Blk 1 31858 126th Street Northwest Princeton, MN 55371	Building: Floors:	Status:Available Condo: No		List Price \$154,638.00	Annie Deckert DecklanTeam@ACGProperty.com 763-331-1923 Acuity Group	Property is located in Baldwin Township, just beyond Princeton city limits. Visible from Hwy 169. Blocks from Princeton's main industrial park and municipal airport.
	County Rd 14- 180.60 Acres County Rd 14 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$3,240,000.00	William Christian bill@billchristian.com 763-360-5008 KW Commercial Northwest	Rare find, large 180 acre high and dry parcel (2 PID'S) with excellent HWY 10 & CO.RD. 14 frontage and visibility. Zoned agriculture but great possible commercial and residential opportunity. Could be combined with adjacent 135+ acre parcel for a total of over 315 acres.
	Raw land site = 45.78 Acres 15932 Jarvis Street Northwest Elk River, MN 55330	Building: Floors:	Status:Available Condo: No		List Price \$3,988,354.00	Robert (Marty) Fisher mfisher@premiercommercialproperties.com 763-862-2005 Premier Commercial Properties	45.78 acres raw land site Current site for outdoor pipe storage Easy access to Hwy 10 (full access) Perfect site for contractor yard, heavy equipment, plumbing/electrical contractors or specialty contractors Zoned commercial preferred Seller will split the property \$87,120/acre or \$2.00/sf



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	Spanky's Corner 19690 200th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$99,000.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Multiple Parcels - Sherburne County. Spanky's 1st Addition: Lot 4, Block 1 \$99,000 (2.11 Acres) PID 10-544-0120. Spanky's 2nd Addition: Lot 2, Block 1 \$169,000 (4.4 Acres) PID 10-547-0110. Zoned B3 General Business. Highway 10 Visibility and Access. Located at a Signaled Intersection.
	Big Lake Marketplace 16777 Marketplace Dr Big Lake, MN 55309	Building: 12,499 SFFloors: 1	Status:Available Condo: No	12,499 SF	List Price \$1,145,000.00	Mark Hulsey mark@resultsccommercial.com 651-256-7404 RE/MAX Results - Commercial Group	4 Unit Retail - Real Estate + Gas Station, Convenience Store, Car Wash Business For Sale. Very competitive pricing with a motivated Seller – bring all offers! Over \$5MM invested in the land and real estate. Built in 2007 with excellent value-add opportunity.
	Karen Residential 19424 County Rd 43 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$499,000.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Residential Development Land. Close to Big Lake High School, Middle School, Independence Elementary School, Coborn's Superstore, Lake Center Liquor, McPete's Bar, Klein Bank, Lupulin Brewing and more!
	198th Ave- 2.21 Acres 198th Ave Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$288,803.00	Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC	2.21 Acre Commercial Land. Sherburne County PID 10-120-3400. 2017 Taxes \$4,864.00. Zoned: Future Commercial. Highway 10 Visibility & Easy Access.
	165th Ave SE & Hwy 10- 7.74 Acres 165th Ave SE Becker, MN 55308	Building: Floors:	Status:Available Condo: No		List Price \$770,000.00	Ed J Hanlon edhanlon@hotmail.com 952-945-3163 Edina Realty Inc	
	543 Marketplace Dr - 36.62 Acres 543 Marketplace Dr Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$1,495,000.00	Mark Hulsey mark@resultsccommercial.com 651-256-7404 RE/MAX Results - Commercial Group	REO (Bank-Owned) Development Land Available! Apartments (High-Density Residential), Commercial, & Mixed-Use Developments are all possible with this site. 3 Commercial Lots equaling 36.62 Acres, with 29.14 Acres of usable Land. 7.48 Acres is considered unusable area.
	County Rd 43- 3.77 Acres County Rd 43 Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$656,884.00	Sheila Zachman szachman@commrealtysolutions.com 763-682-2400 Commercial Realty Solutions LLC	Located on North side of Highway 10. Across from Big Lake Northstar hub. Just 4 miles from I-94. High traffic area. 2018 Taxes \$12,910.00. Highway 10 Visibility with easy access. Near signaled intersection.



Dan Weber
 Sherburne County
 13880 Business Center Dr NW
 Elk River, MN 55330
 dan.weber@co.sherburne.mn.us

	Building	Features	Space	SF	Rent/Price	Leasing/Selling Broker	Comments
	177th St NW 177th St NW Big Lake, MN 55309	Building: Floors:	Status:Available Condo: No		List Price \$667,200.00	Wayne Elam welam@commrealtysolutions.com 763-229-4982 Commercial Realty Solutions LLC	Located North of Highway 10. West side of 172nd Street NW. Just Minutes from I-94. Businesses in the area include: McPete's Sports Bar & Lane, USPS, Light Rail Big Lake Station & Platform, Coborn's, liquor store, Caribou Coffee, Big Lake Lumber, Big Lake schools and more.