



For Lease Venstar 12



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620 12th Ave. South
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Building Address:	9060 Zachary Lane North Maple Grove, Minnesota Suite 104-107
Building Square Feet:	60,447 square feet total
Currently Available:	12,060 square feet total 5,515 square feet office 6,545 square feet warehouse (7,264 square feet mezzanine) (not included in sq feet)
Loading:	One (1) Dock Doors
Clear Height:	18' clear
Zoned:	Industrial
Year Built:	1989
Rental Rates:	\$5.75 psf warehouse \$10.75 psf office
2022 (est.) CAM & Tax:	\$4.39 psf total

