
FOR LEASE

3537 Douglas Drive
CRYSTAL, MN 55422



Offered Exclusively By:

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Specification Sheet

3537 Douglas Drive
Crystal, MN 55422

BUILDING SIZE:	15,000 square feet
YEAR BUILT:	1959
TRAFFIC COUNT (Douglas Drive):	8,350 vehicles per day (last count available in 2008)
ZONING:	C-1 (Neighborhood Commercial)
AVAILABLE SPACE:	2,100 square feet
NET RENTAL RATE:	\$8.00 psf
REAL ESTATE TAXES (2010):	\$2.21 psf
COMMON AREA MAINTENANCE:	\$.53 psf
TOTAL OPERATING EXPENSE (est):	\$2.74 psf

ADDITIONAL COMMENTS:

Excellent visibility on Douglas Drive
Traffic counts of 8,350 vehicles per day
Owner/manager on-site
Flexible lease terms
Unbeatable rental rates!
Spaces available NOW

Please call for more information:

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Map



