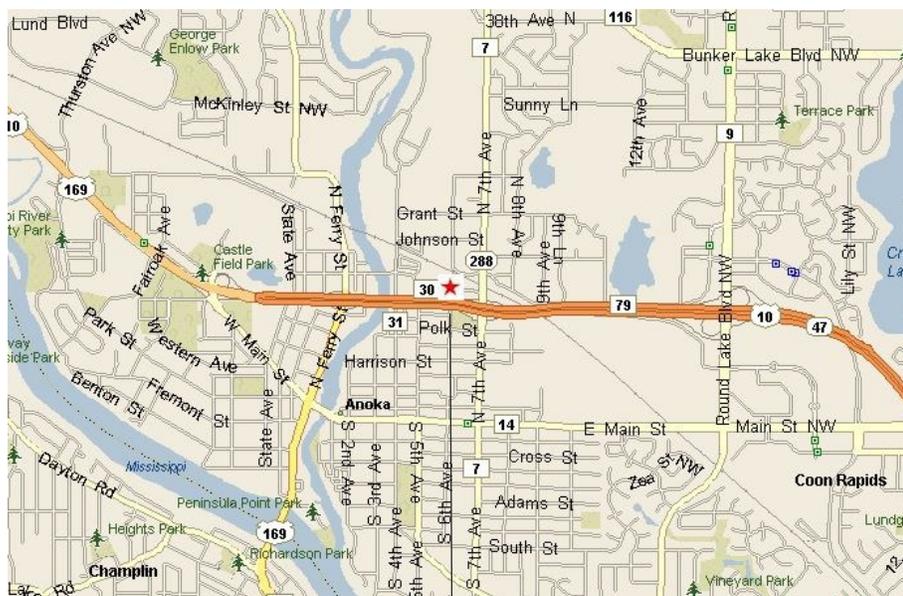


Available Now For Sale

Class C Industrial Building — \$2,220,515

> 2707 6th Avenue, Anoka MN, 55303



2707 6th Avenue, Anoka, MN 55303

Highlights:

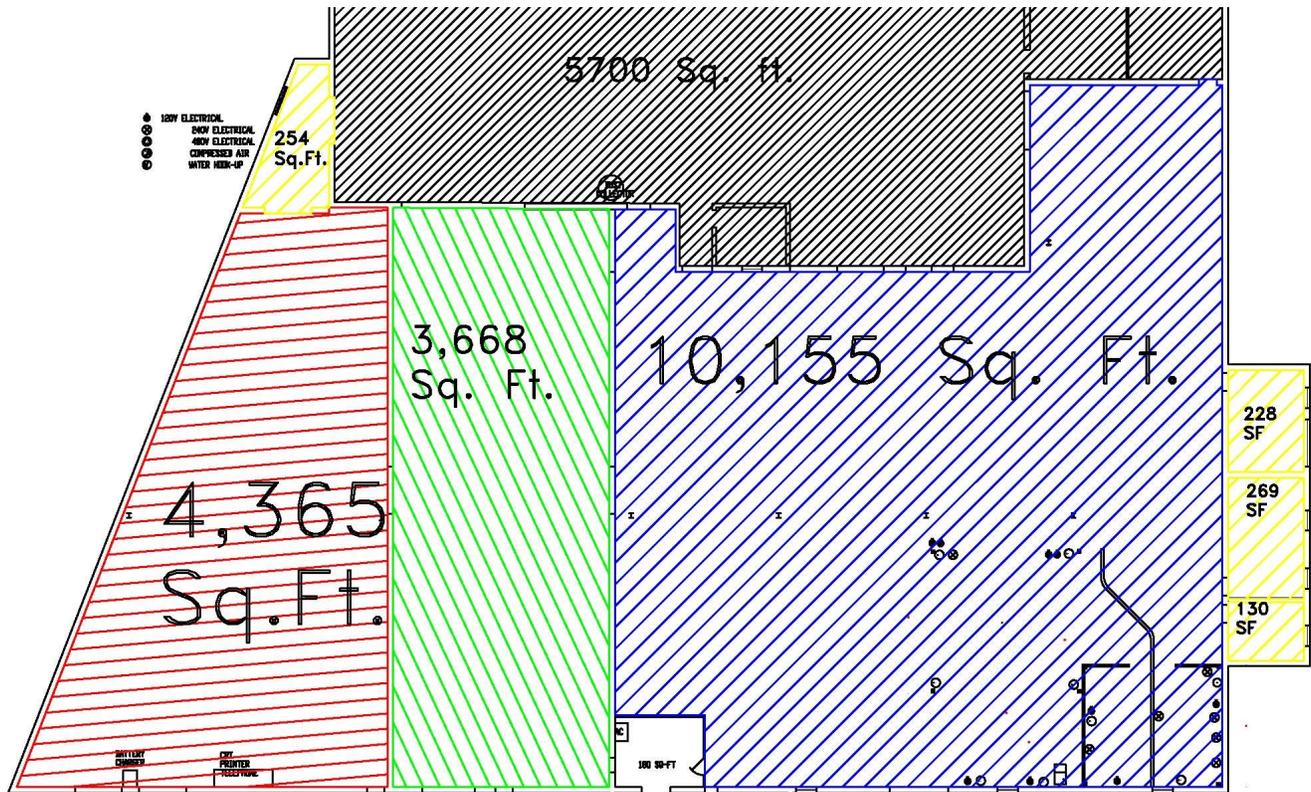
- > 25,299 square feet
- > 4.4 acre lot
- > Located adjacent to Northstar Transit station
- > Outside storage permitted
- > 2 docks, 3 drive-ins
- > 16 - 22 foot clear height
- > 5 ton overhead crane
- > Two forms of power, 480 service/1,000 amps, 240 service 1,200 amps



Corporate Real Estate Advisors

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Floor Plan



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