



Office / Warehouse Space for Lease

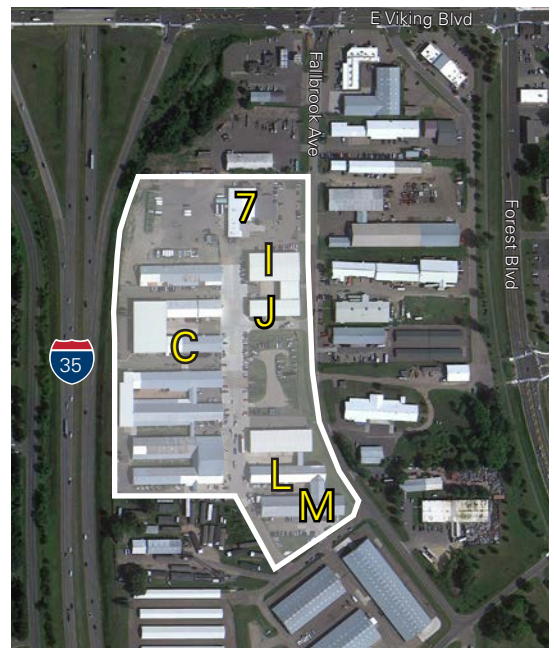
**26612-26405 FALLBROOK AVENUE
WYOMING, MN 55092**

Property Overview:

Various office/warehouse spaces and layouts available for lease in the Hallberg Marine Industrial Park located in Wyoming, Minnesota.

Property Highlights:

- Excellent visibility and access to I-35 with over 39,000 vehicles per day
- Local, on-site ownership and management
- Spaces are available beginning October 1, 2022
- Outdoor storage opportunities
- Building signage available
- Dock and drive-in loading
- Ample parking



Building Key

For information, please contact:

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Building 7 Overview:

Address:

26612 Fallbrook Avenue
Wyoming, MN 55092

Available Space:

6,000 Sq. Ft. - Office
17,600 Sq. Ft. - Warehouse
23,600 Sq. Ft. - Total

Loading:

Five (5) Drive-In Doors
One (1) Dock Door

Outdoor Storage:

2.27 AC

Clear Height:

12' to 14'

Power:

240/120 3-Phase 600amp

Lease Rates:

\$8.75 Per Sq. Ft. - Office
\$4.25 Per Sq. Ft. - Warehouse
\$0.50 Per Sq. Ft. Gross- Outdoor Storage

2022 Est. CAM/Tax:

\$1.65 Per Sq. Ft.



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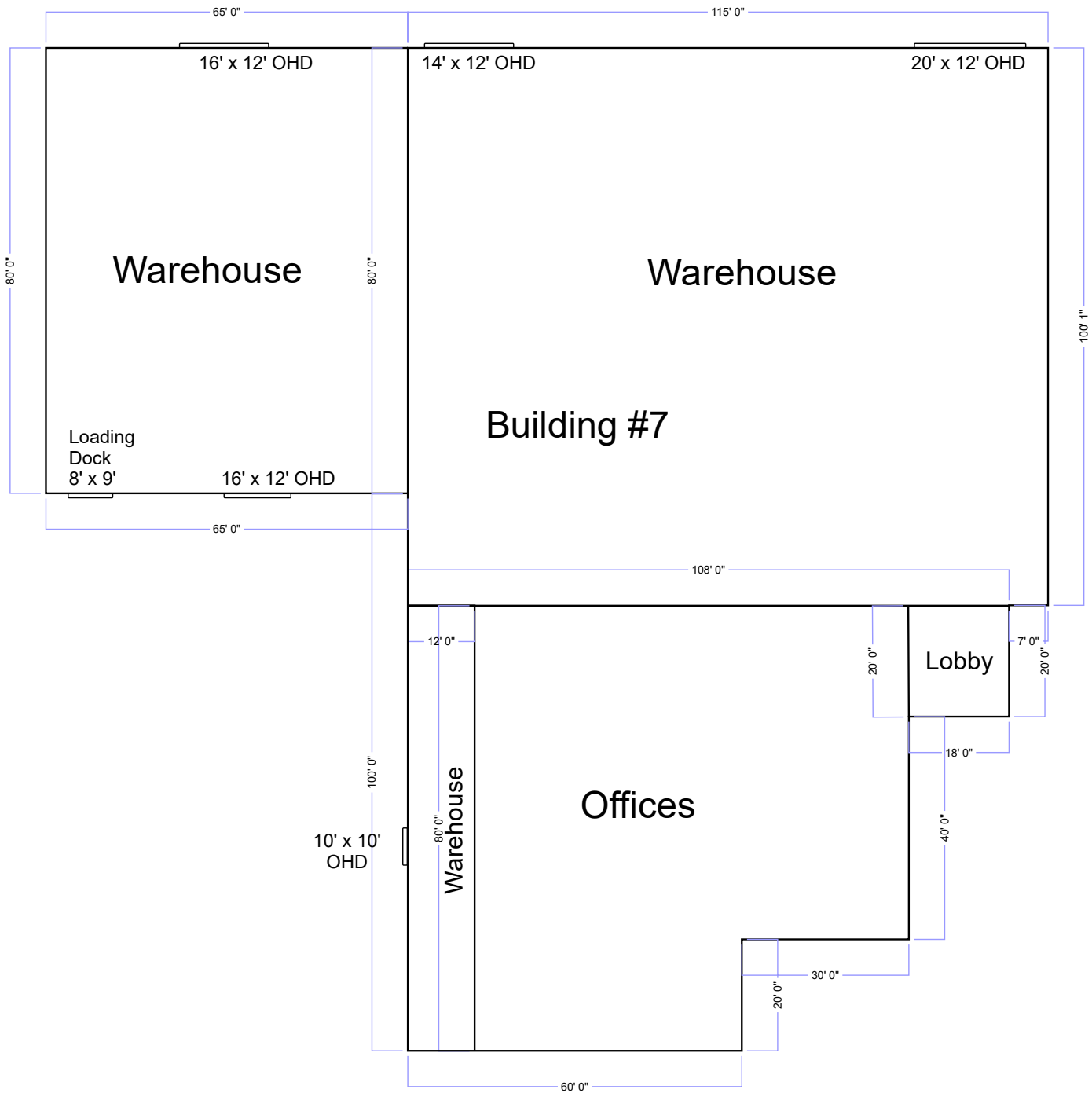
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BUILDING 7 FLOOR PLAN



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26112-26405 FALLBROOK AVENUE | WYOMING, MN 55092

Building C Overview:

Property Address:

26518 Fallbrook Avenue
Wyoming, MN 55092

Available Space:

420 Sq. Ft. - Office
11,880 Sq. Ft. - Warehouse
12,300 Sq. Ft. - Total

Loading:

Two (2) Drive-In Doors

Parking:

18 Parking Stalls
More Parking Available if Needed

Clear Height:

14'

Power:

208/120 3-Phase 600amp

Lease Rates:

\$8.00 Per Sq. Ft. - Office
\$4.00 Per Sq. Ft. - Warehouse

2022 Est. CAM/Tax:

\$1.93 Per Sq. Ft.



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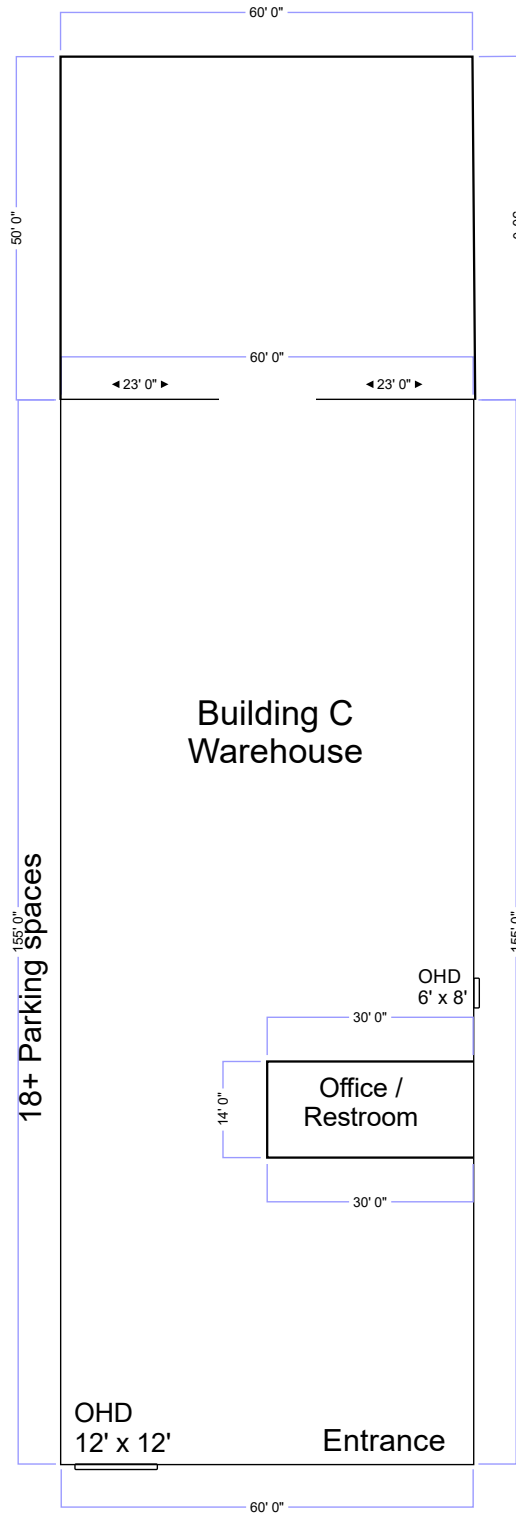
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BUILDING C FLOOR PLAN



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26612-26405 FALLBROOK AVENUE | WYOMING, MN 55092

Buildings I&J Overview:

Building I Property Address:

26563 Fallbrook Avenue
Wyoming, MN 55092

Building I Available Space:

3,212 Sq. Ft. - Office
17,396 Sq. Ft. - Warehouse
20,608 Sq. Ft. - Total

Building I Loading:

Two (2) Drive-In Doors
Two (2) Dock Doors

Building I Parking:

27 Parking Stalls
More Parking Available if Needed

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Building J Property Address:

26539 Fallbrook Avenue
Wyoming, MN 55092

Building J Available Space:

320 Sq. Ft. - Office
10,720 Sq. Ft. - Warehouse
11,040 Sq. Ft. - Total

Building J Loading:

Three (3) Drive-In Doors
Two (2) Dock Doors

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Buildings I&J Clear Height:

18' to 20'

Buildings I&J Shared Loading:

Five (5) Drive-In Doors
Four (4) Dock Doors

Buildings I&J Power:

480/277 3-Phase, 2,000amp with 208/120 3-Phase



Lease Rates:

\$8.75 Per Sq. Ft. - Office
\$4.95 Per Sq. Ft. - Warehouse

2022 Est. CAM/Tax:

\$2.25 Per Sq. Ft.

Property Highlights:

- Buildings are sprinklered
- Divisible to 11,040 square feet or 20,608 square feet
- Buildings can be combined to 31,648 square feet total

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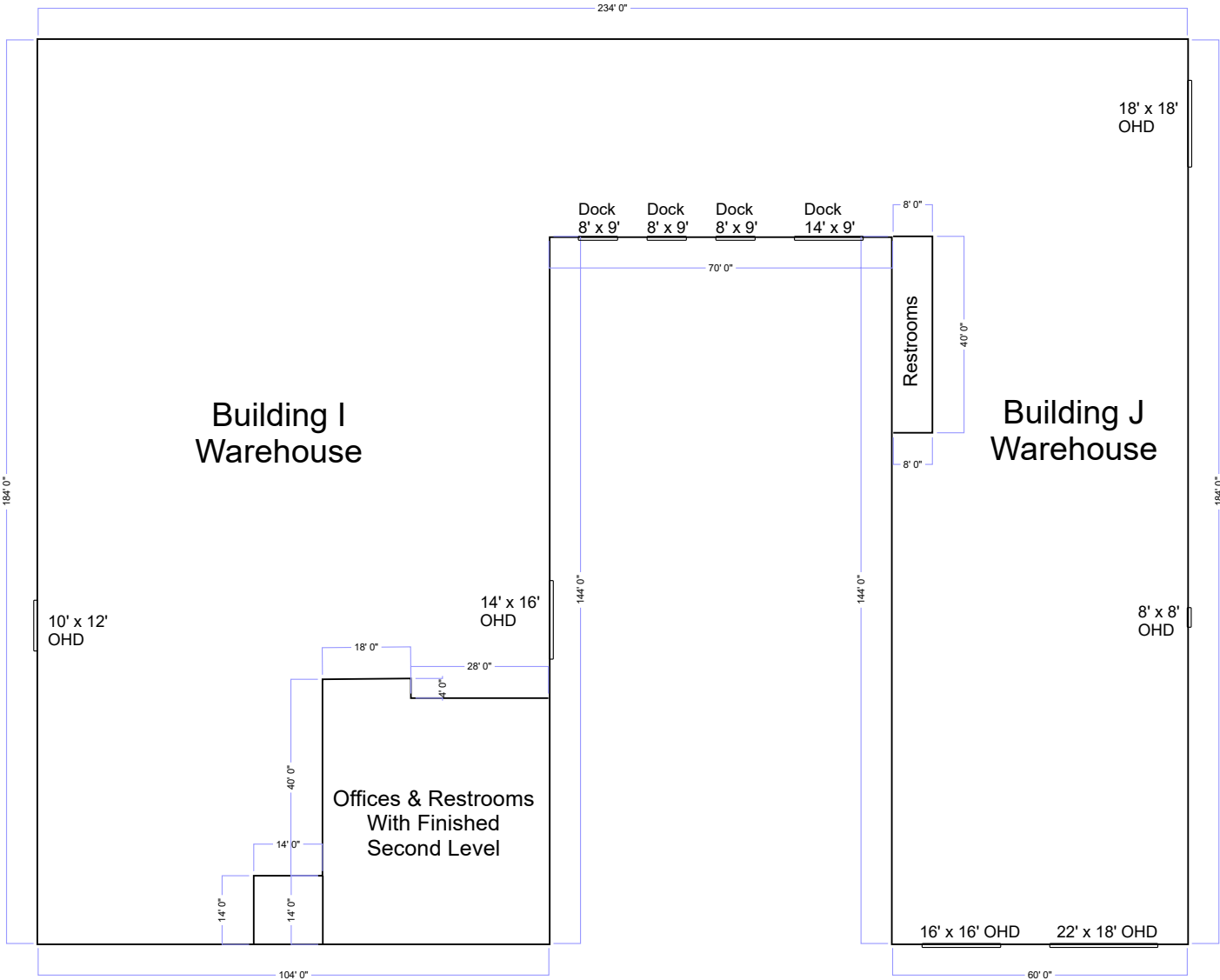
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BUILDINGS I&J FLOOR PLAN



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Buildings L&M Overview:

Building L Property Address:

26429 Fallbrook Avenue
Wyoming, MN 55092

Building L Available Space:

200 Sq. Ft.- Restrooms
16,300 Sq. Ft.- Warehouse
16,500 Sq. Ft. - Total

Building L Loading:

One (1) Drive-In Door
Three (3) Dock Doors

Building L Parking:

Parking Available if Needed

Building L Clear Height:

15'

Building L Power:

208/120 3-Phase 400amp

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Building M Property Address:

26405 Fallbrook Avenue
Wyoming, MN 55092

Building M Available Space:

2,350 Sq. Ft.- Office
19,000 Sq. Ft.- Warehouse
21,350 Sq. Ft. - Total

Building M Loading:

Two (2) Drive-In Doors

Building M Parking:

42 Parking Stalls

Building M Outdoor Storage:

Approx. 0.21 AC

Building M Clear Height:

16'

Building M Power:

208/120 3-Phase 600amp



Lease Rates:

\$7.75 Per Sq. Ft.- Office
\$3.75 Per Sq. Ft.- Warehouse
\$0.50 Per Sq. Ft. Gross- Outdoor Storage

2022 Est. CAM/Tax:

\$2.05 Per Sq. Ft.

Buildings L&M Shared Loading:

Three (3) Drive-In Doors
Three (3) Dock Doors

Property Highlights:

- Divisible to 16,500 square feet or 21,350 square feet
- Buildings can be combined to 37,850 square feet total

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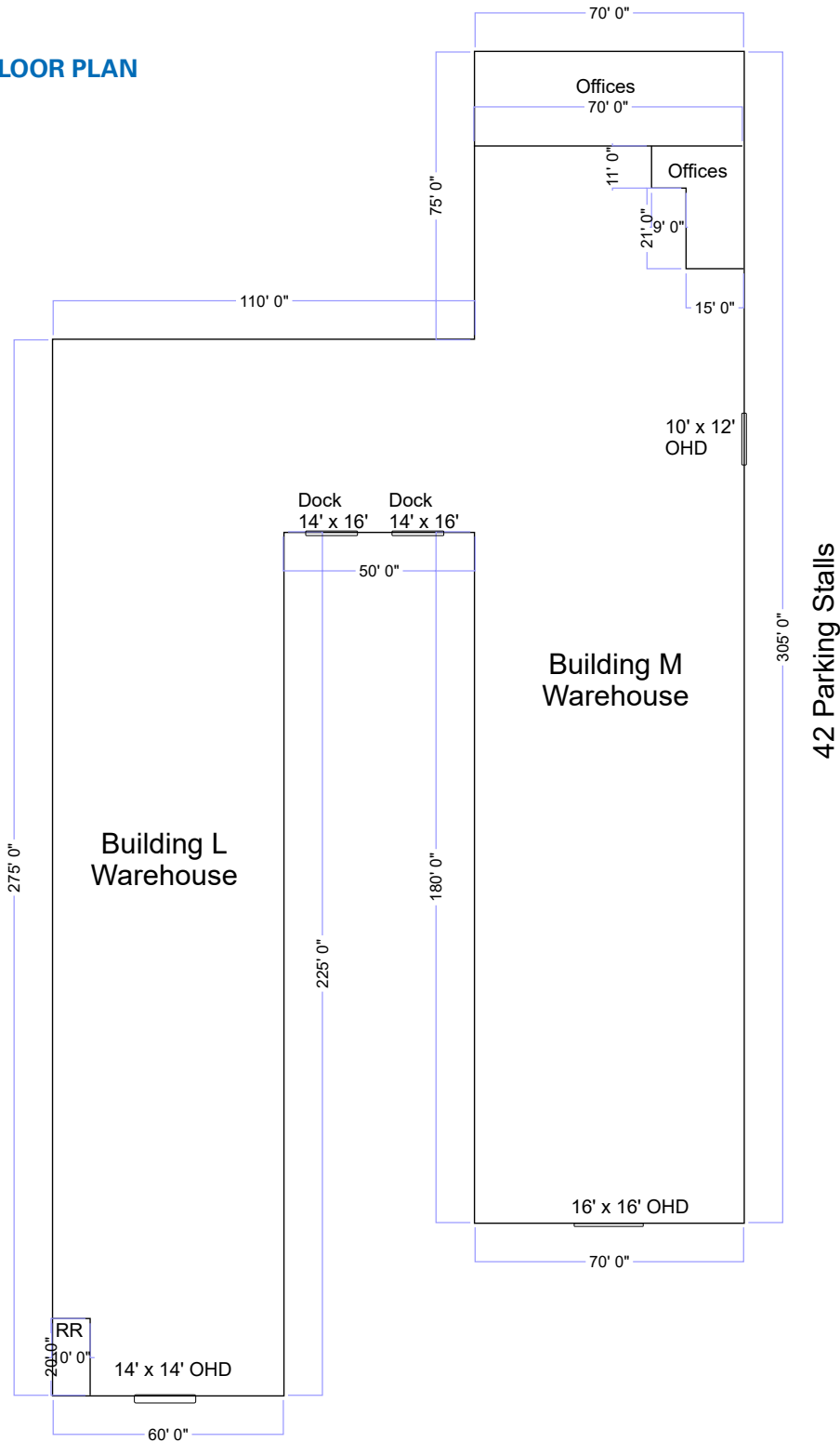
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BUILDINGS L&M FLOOR PLAN



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