

AVAILABLE FOR LEASE



Little Canada Business Center I
71 County Rd B East
Little Canada, MN 55117

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Listing Specifications

- Little Canada Business Center I
- Nice 1,621 sq ft industrial condo for lease
- Located in the 35E / HWY 36 / Rice street corridor
- Office / retail space already built out / has in-unit bathrooms
- Open shop area with 12 Ft clear
- 10 x 10 drive-in door
- Available - August 1, 2026
- 3 or 5 year leases deals being offered

BuildingSize

9,721 SF

Available For Lease

1,621 SF

Base Rates

\$11.00/SF/Year

2026 est. CAM & Tax

\$3.06/SF/Year

Commercial Zoning

Business/Warehouse



Available Spaces



Suite 71

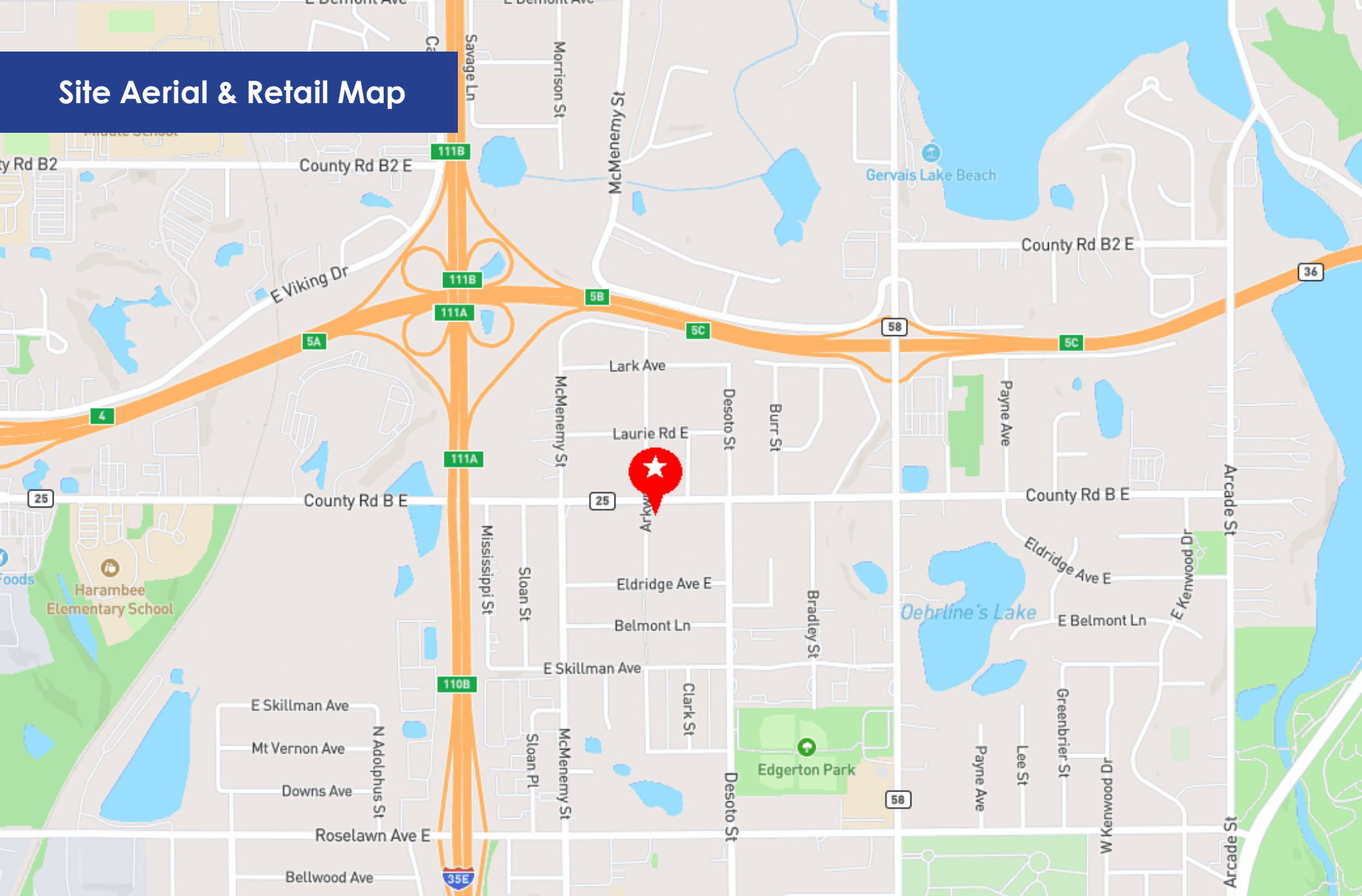
- 1,621 SF
- Base Rate: \$11/SF/Year
- \$3.06/SF/Year CAM & Tax
- Month-to-month lease



Property Photos



Site Aerial & Retail Map



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