

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
- Multi tenant/office/warehouse building
- Currently 100% occupied by 5 tenants
- All tenants on short-term leases
- Value-added investment, or an owner-user opportunity, or a combination of both.

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

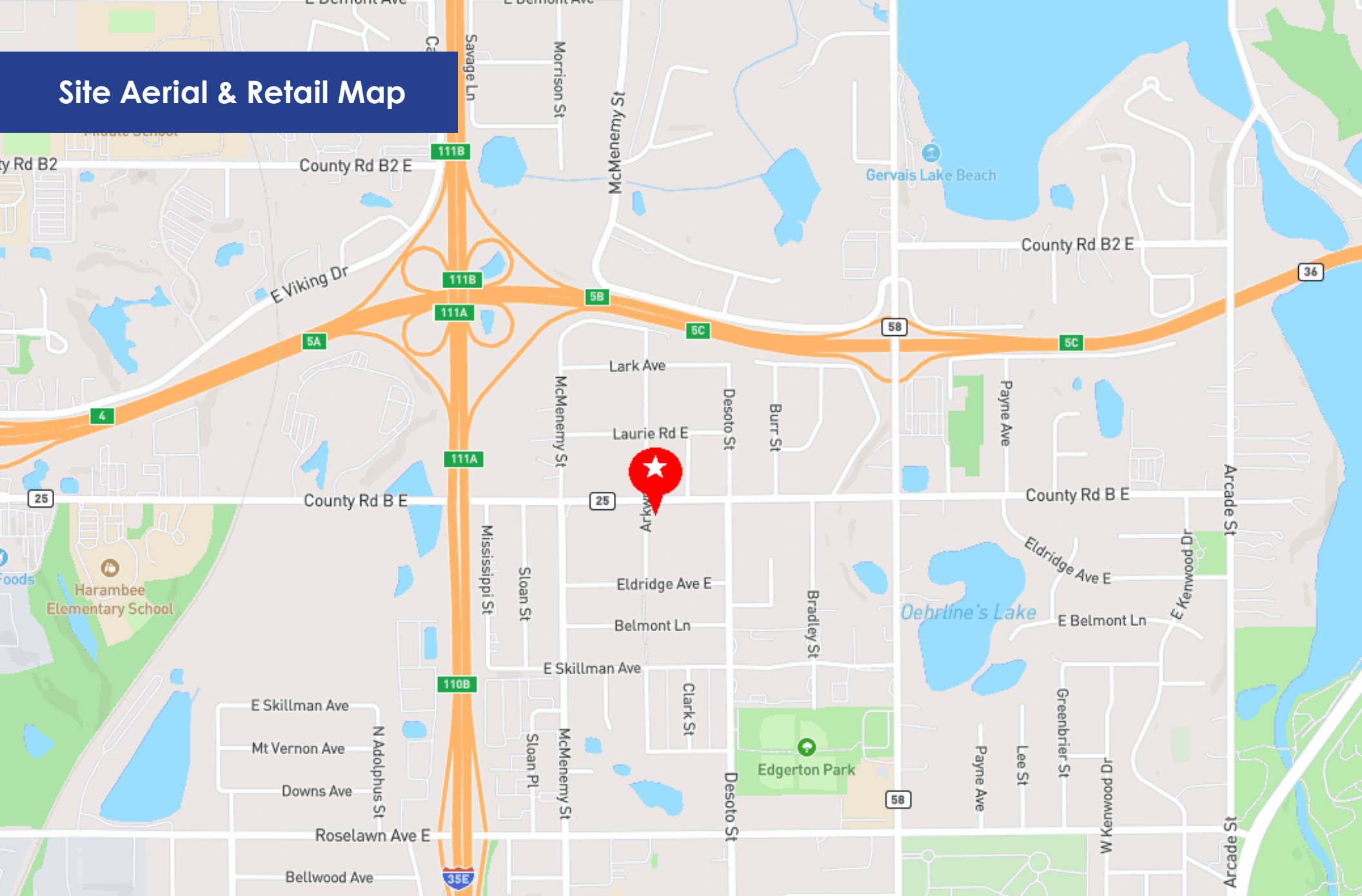
- 1,621 SF
- Base Rate: \$11/SF/Year
- \$3.06/SF/Year CAM & Tax
- Month-to-month lease



Property Photos



Site Aerial & Retail Map



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