



## 13812-13828 Lincoln St NE

13812-13828 Lincoln St NE, Ham Lake, MN 55304



**Chris Fritch**

KW Commercial

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# 13812-13828 Lincoln St NE

\$2,500,000

Commercial building for sale in HAM LAKE!  
 2000 sq ft mezzanine is included, recent updating includes a new roof, new parking lot surfacing, a new well tank, new on-demand water heater, new LED lighting in the interior and exterior, a new exhaust system and a 480v power upgrade.

7307 sq ft office

20,798 sq ft warehouse.

Superb commercial building for sale in Ham Lake just off MN HWY 65.

Chris Fritch KW Commercial 763-746-3996...



Price:	\$2,500,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Owner User
Lot Size:	2.29 AC
Rentable Building Area:	29,202 SF
Rentable Building Area:	28,106 SF
No. Stories:	1
Year Built:	1991
Tenancy:	Single
Parking Ratio:	2.45/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	3

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## Major Tenant Information

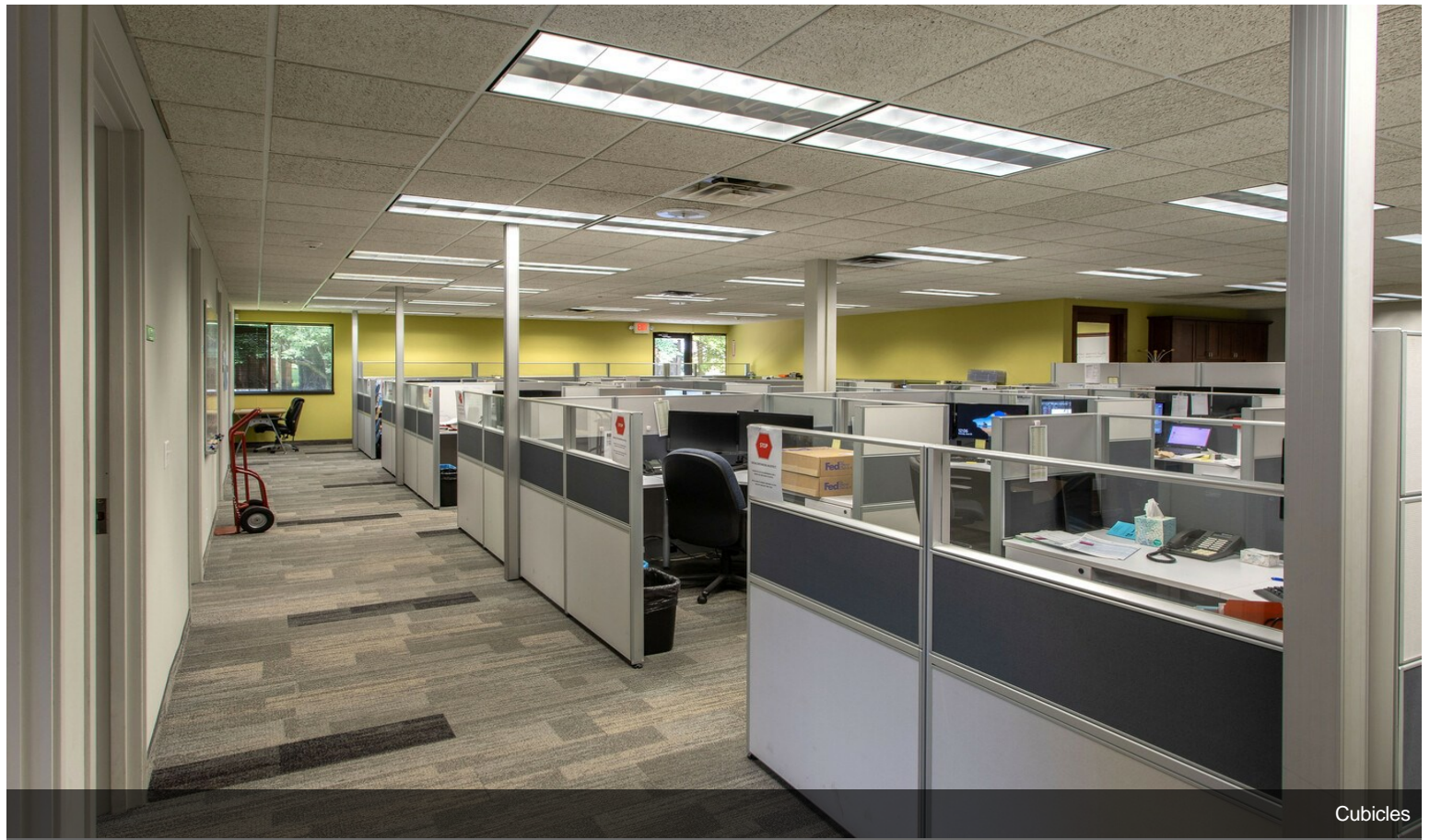
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Tenant	SF Occupied	Lease Expired
Purepouch LLC	500	
Sterion Inc	500	

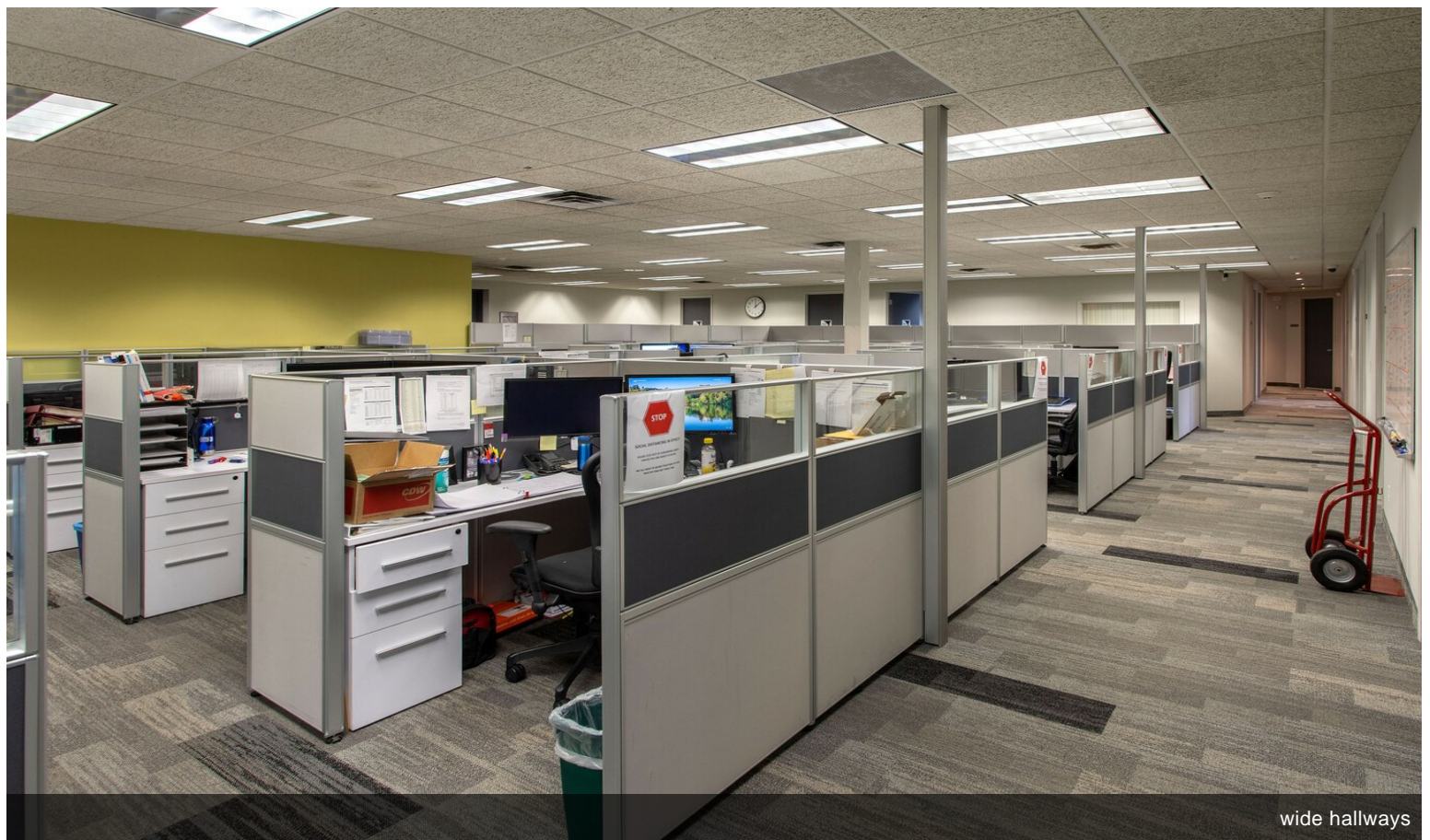


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# Property Photos

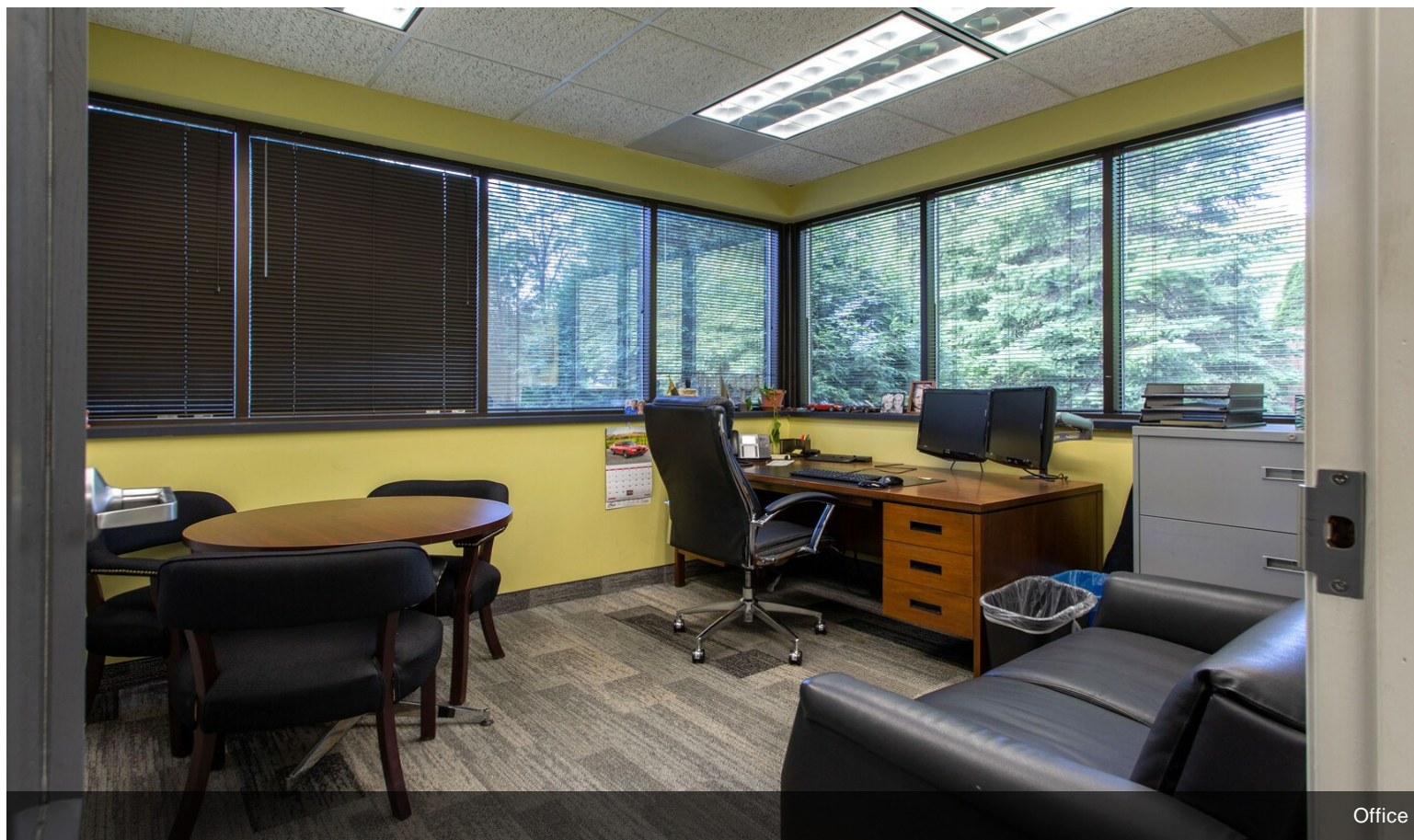


Cubicles

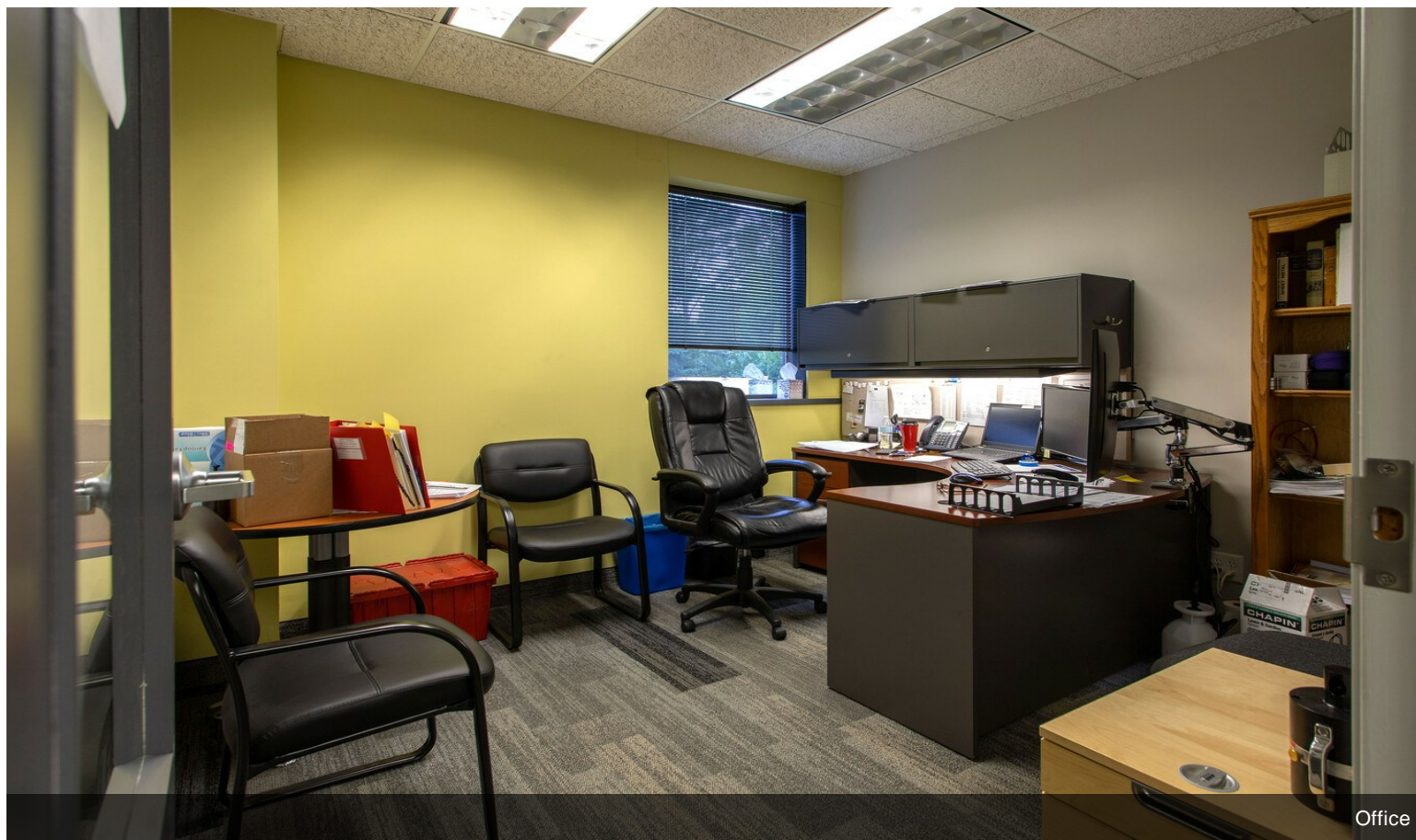


wide hallways

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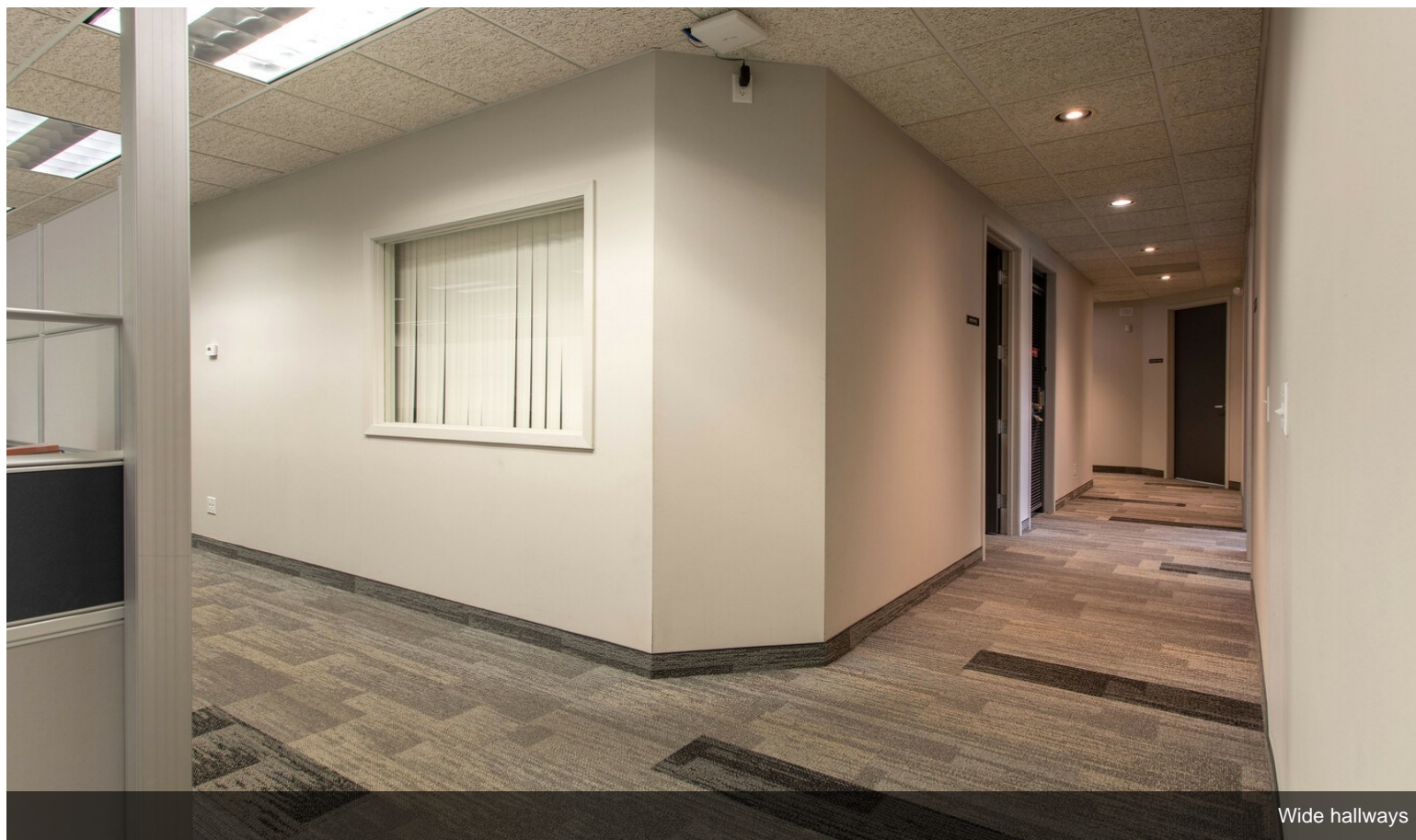


Office

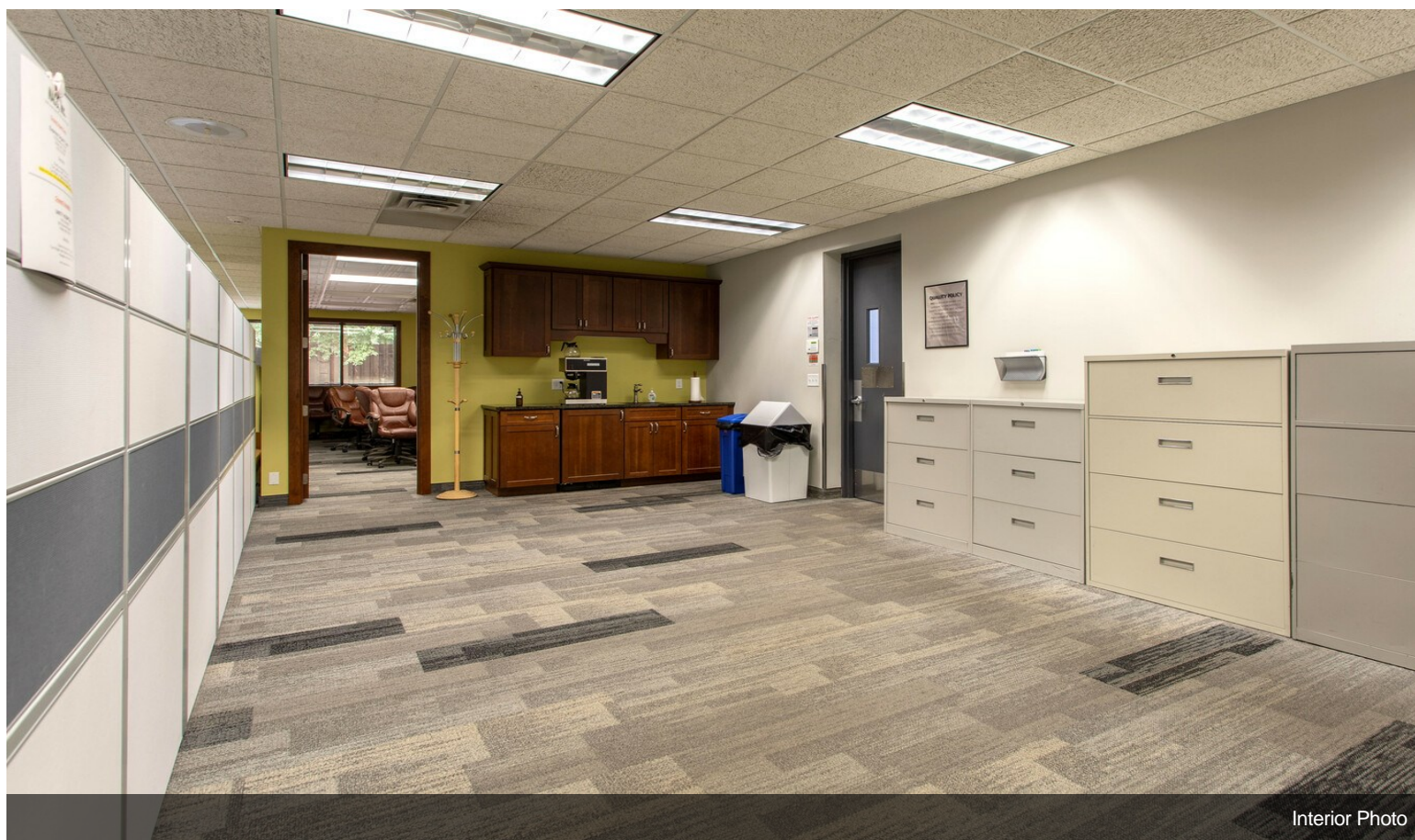


Office

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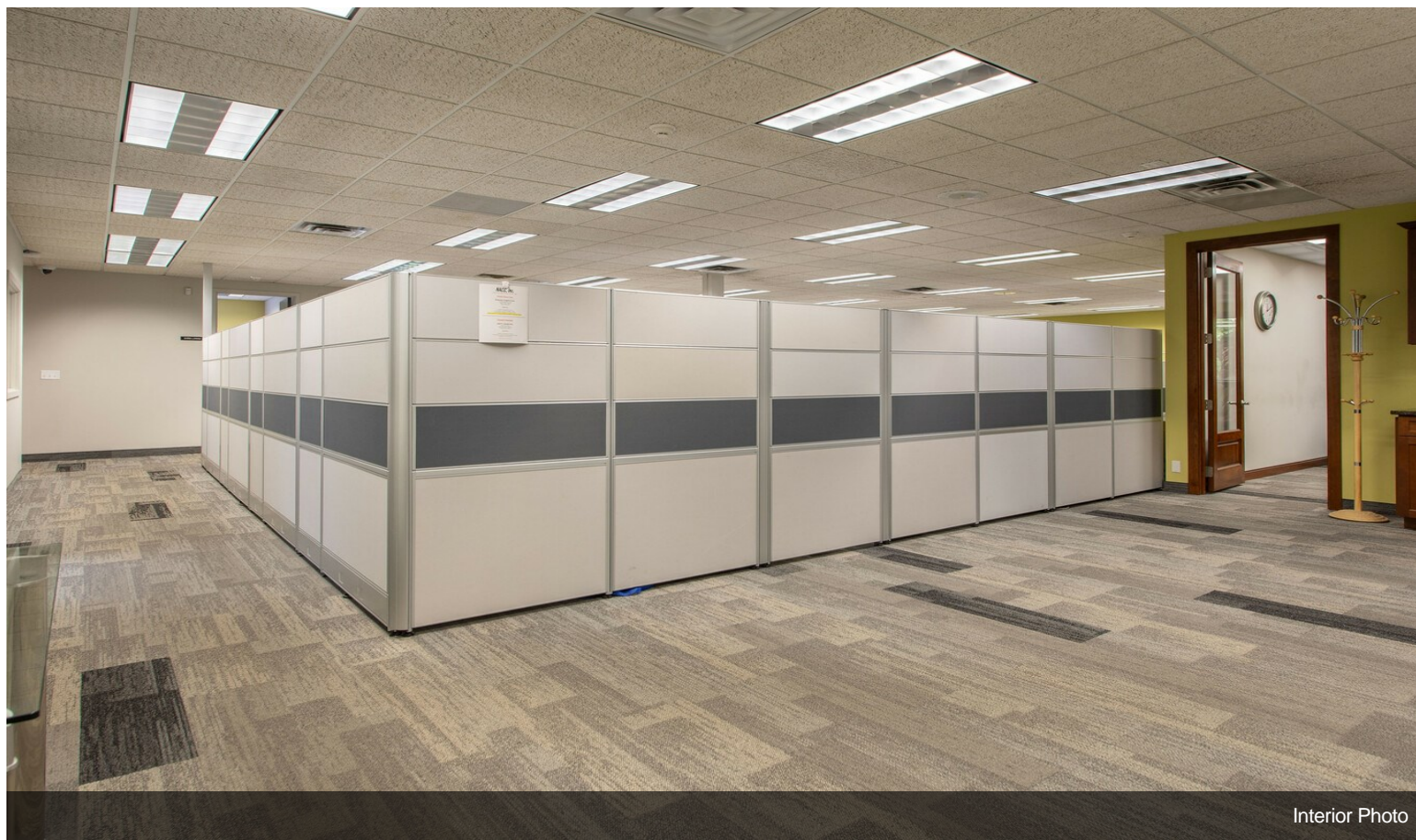


Wide hallways

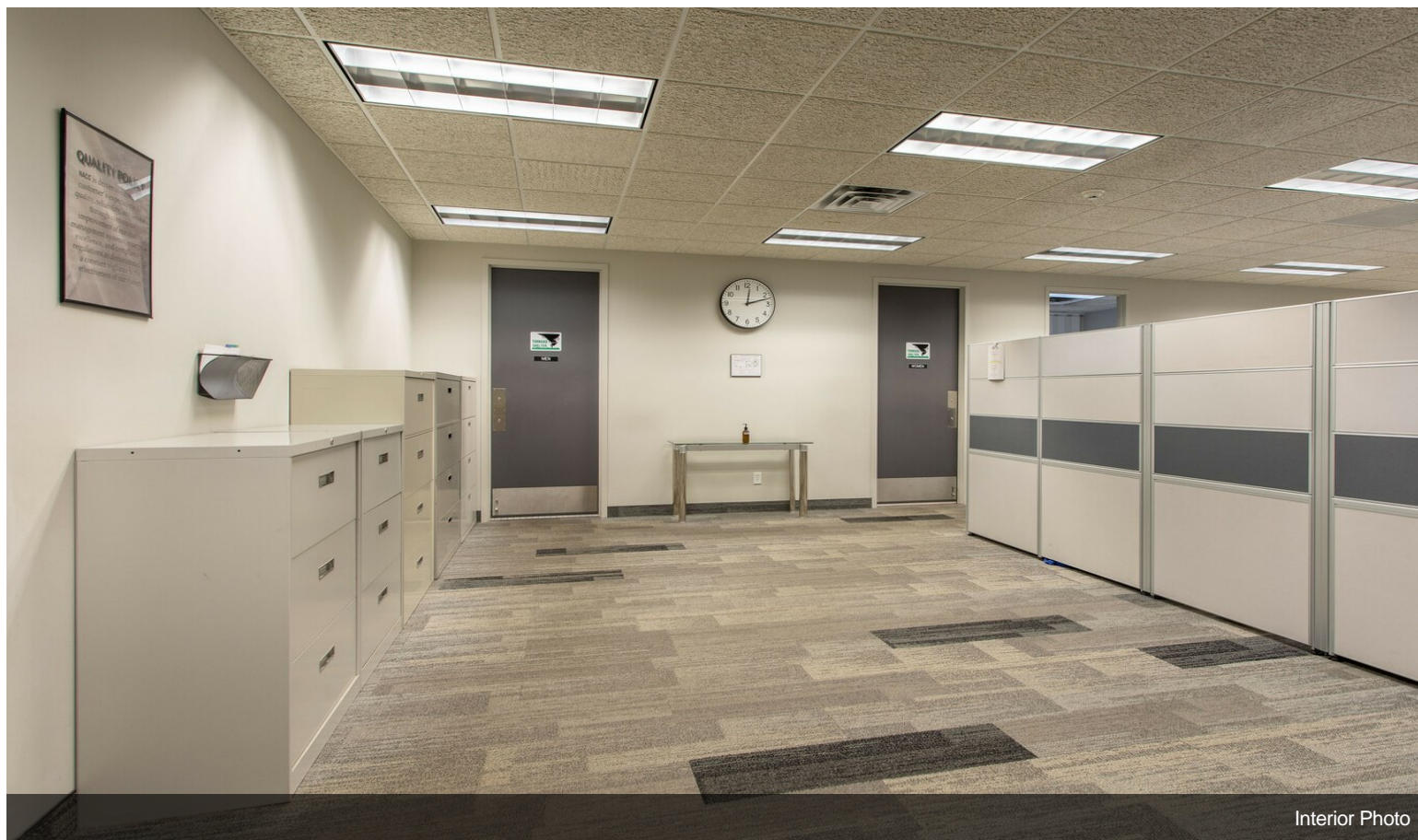


Interior Photo

# Property Photos



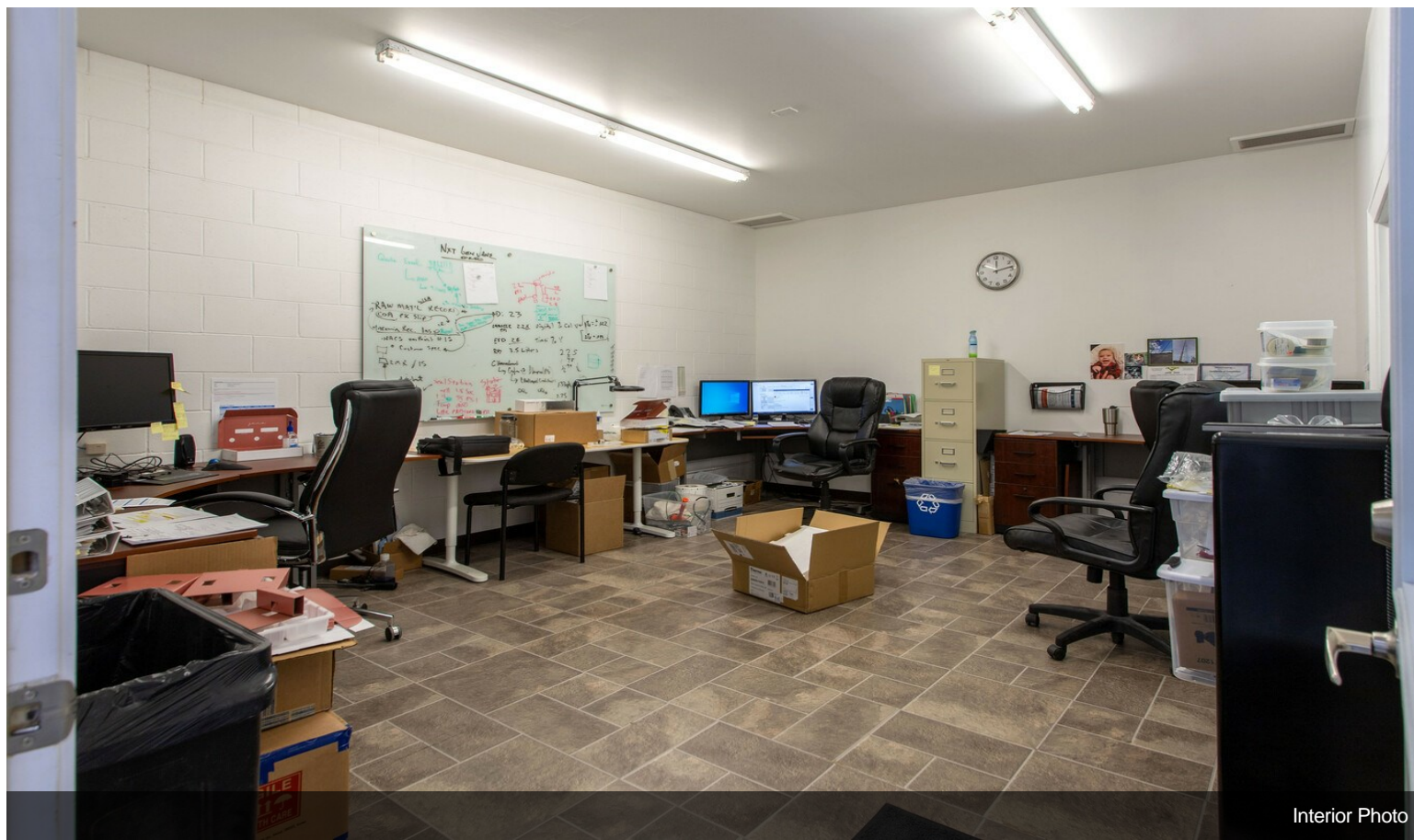
Interior Photo



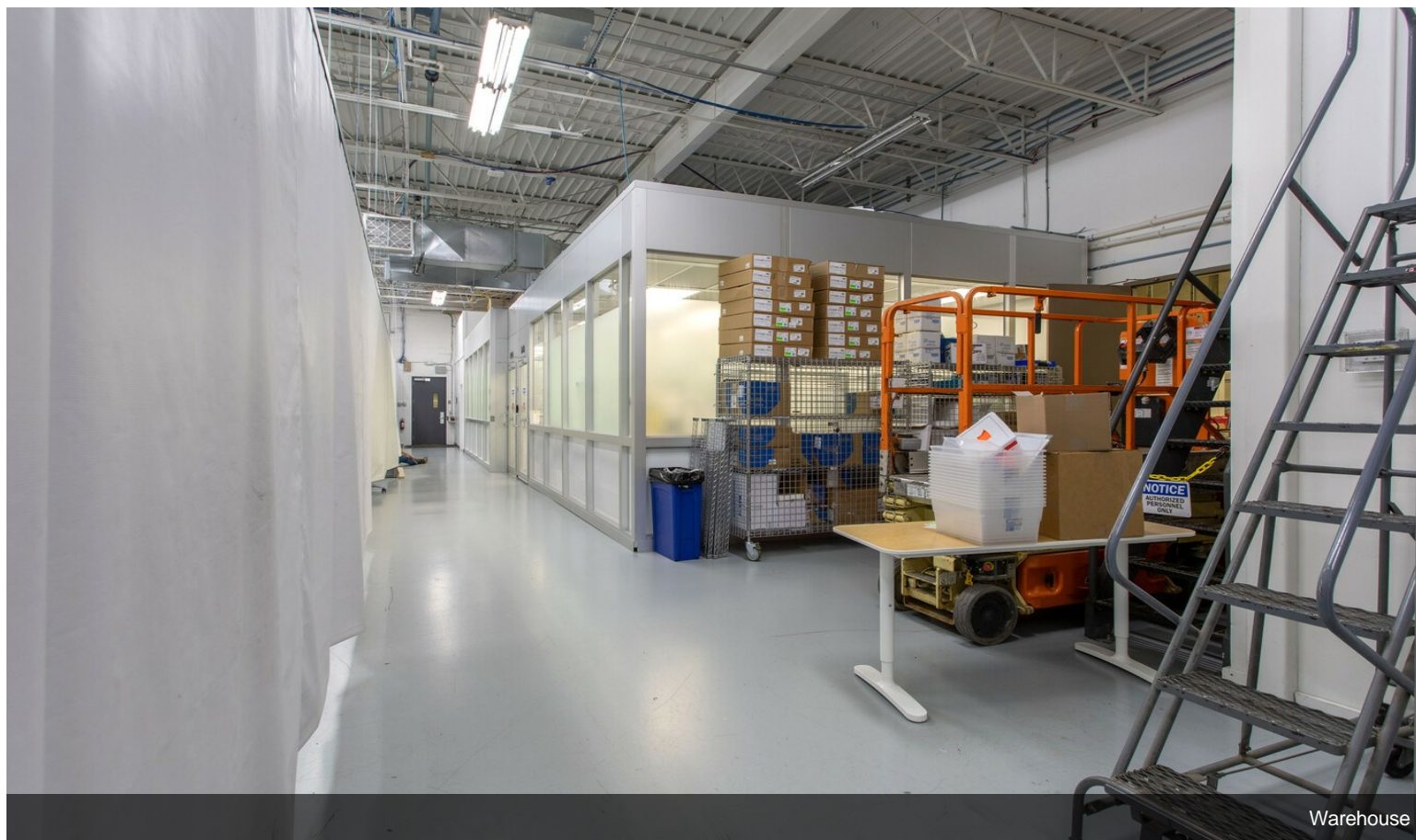
Interior Photo



# Property Photos



Interior Photo

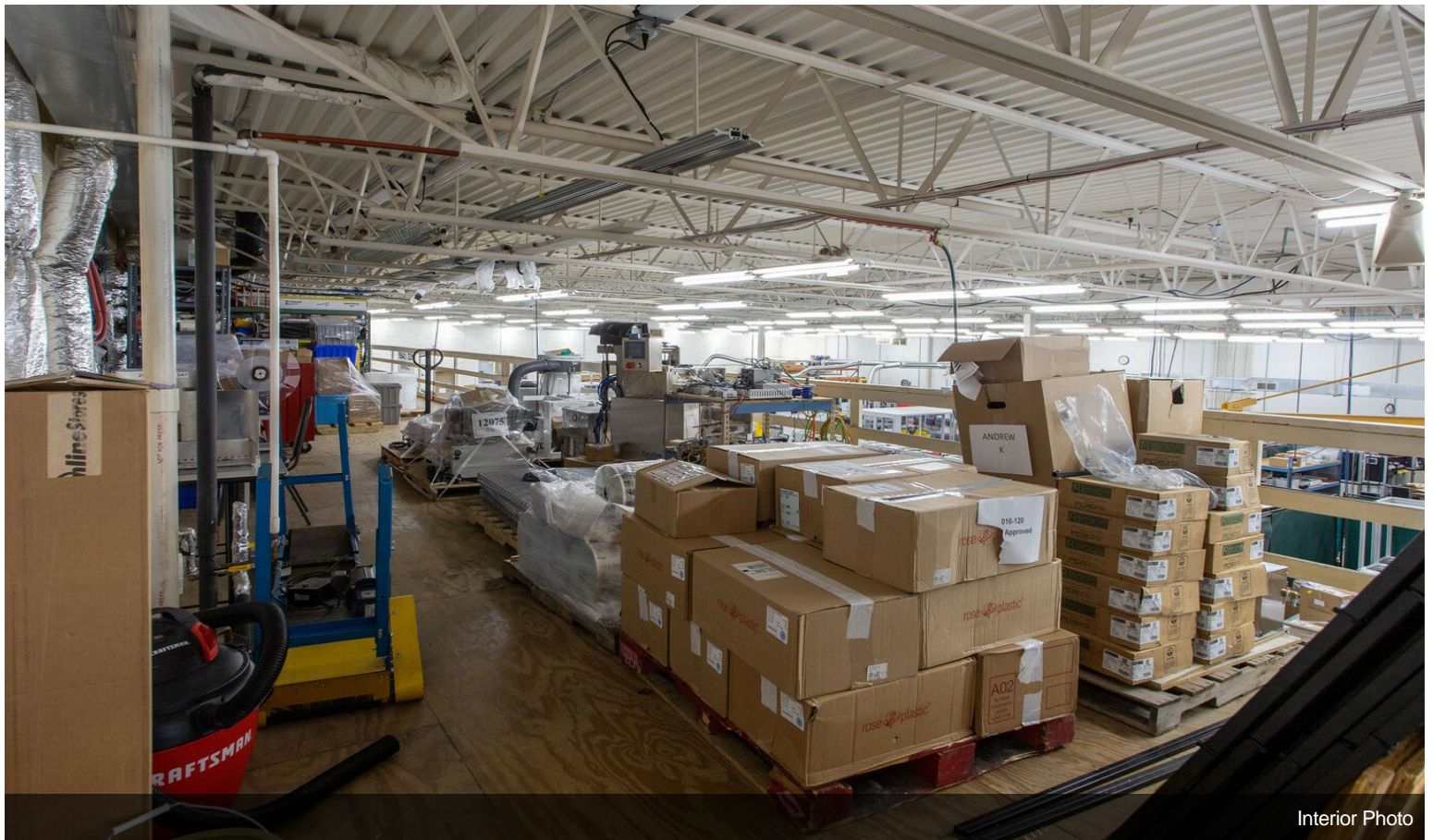


Warehouse

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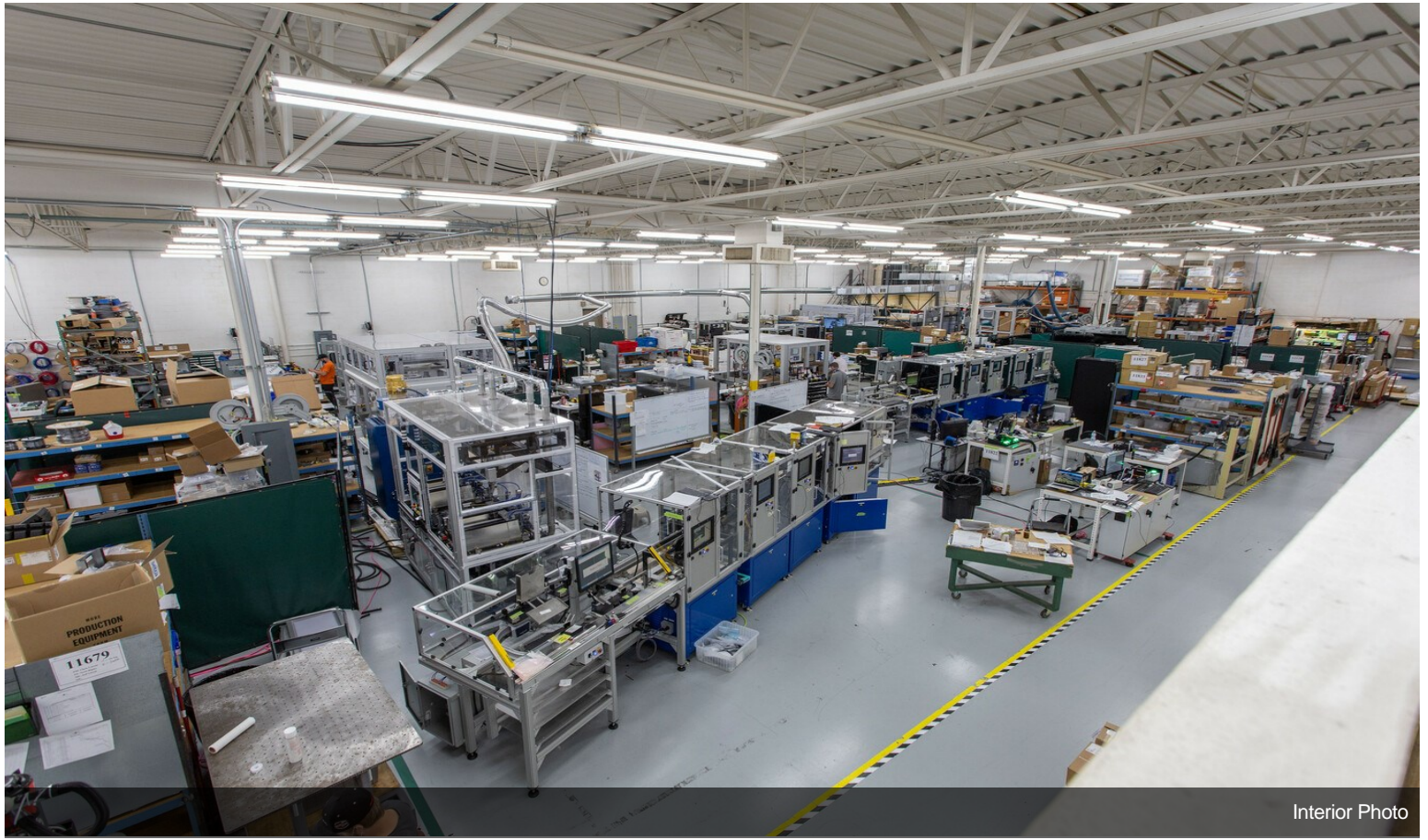


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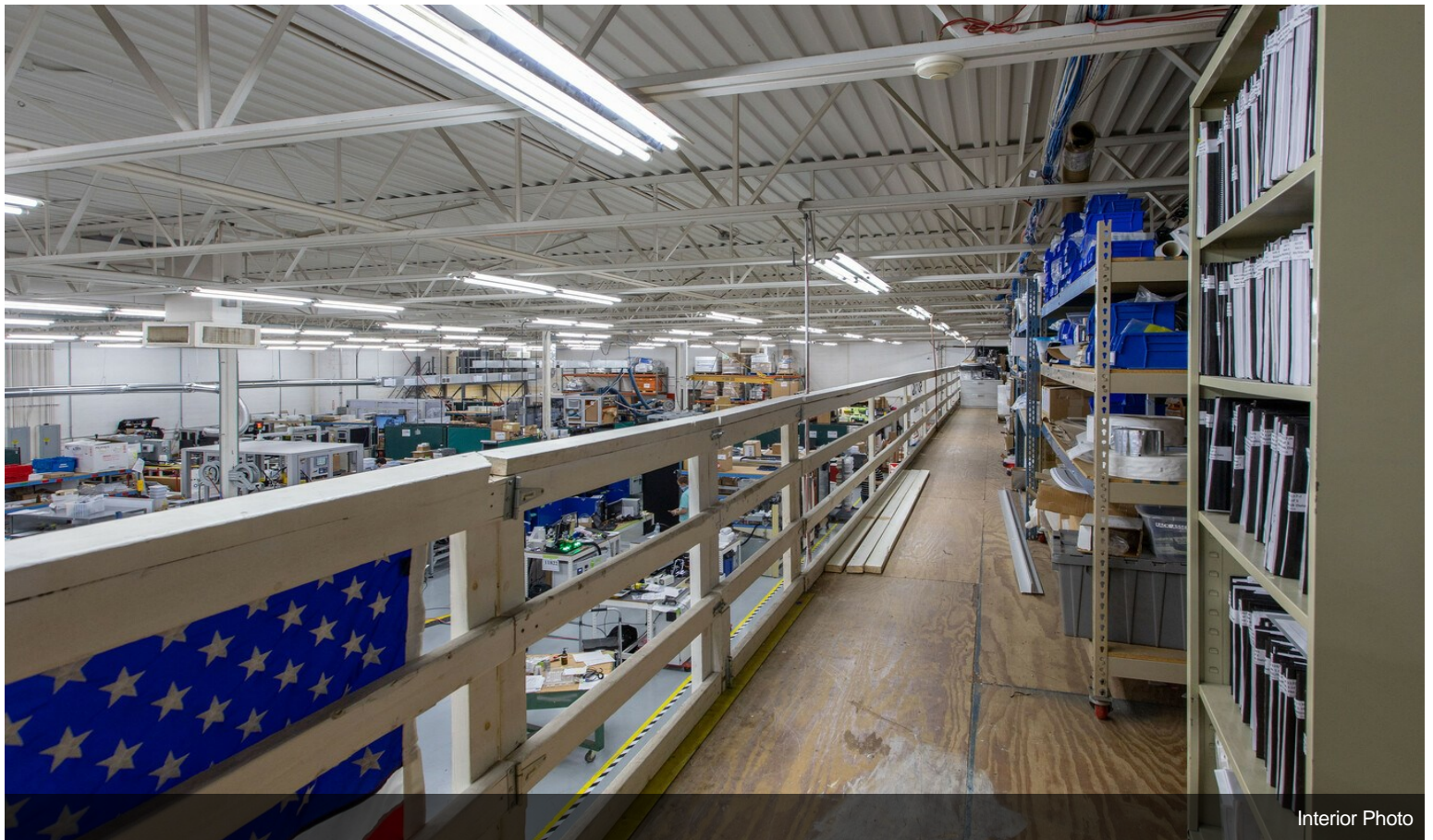


Interior Photo

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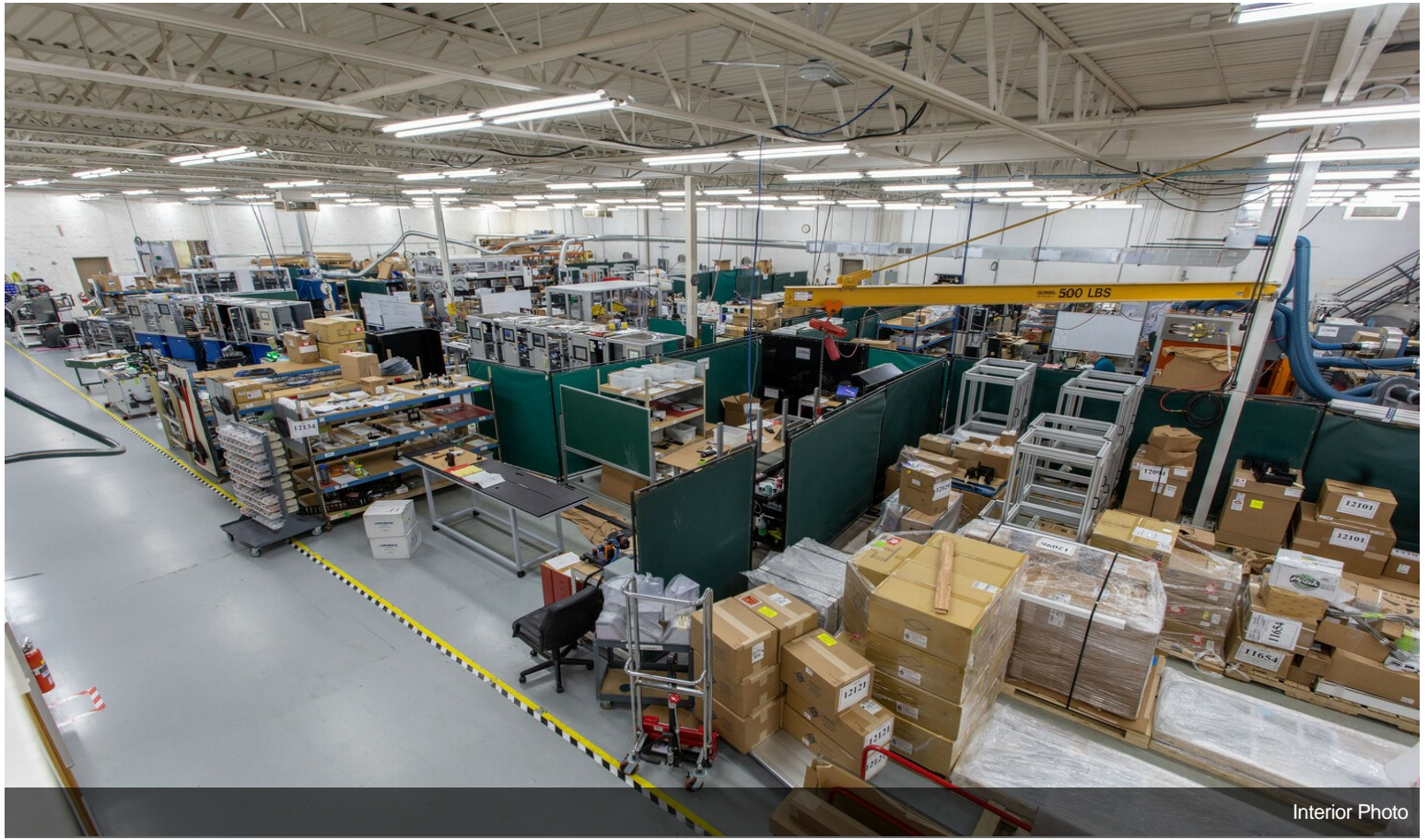


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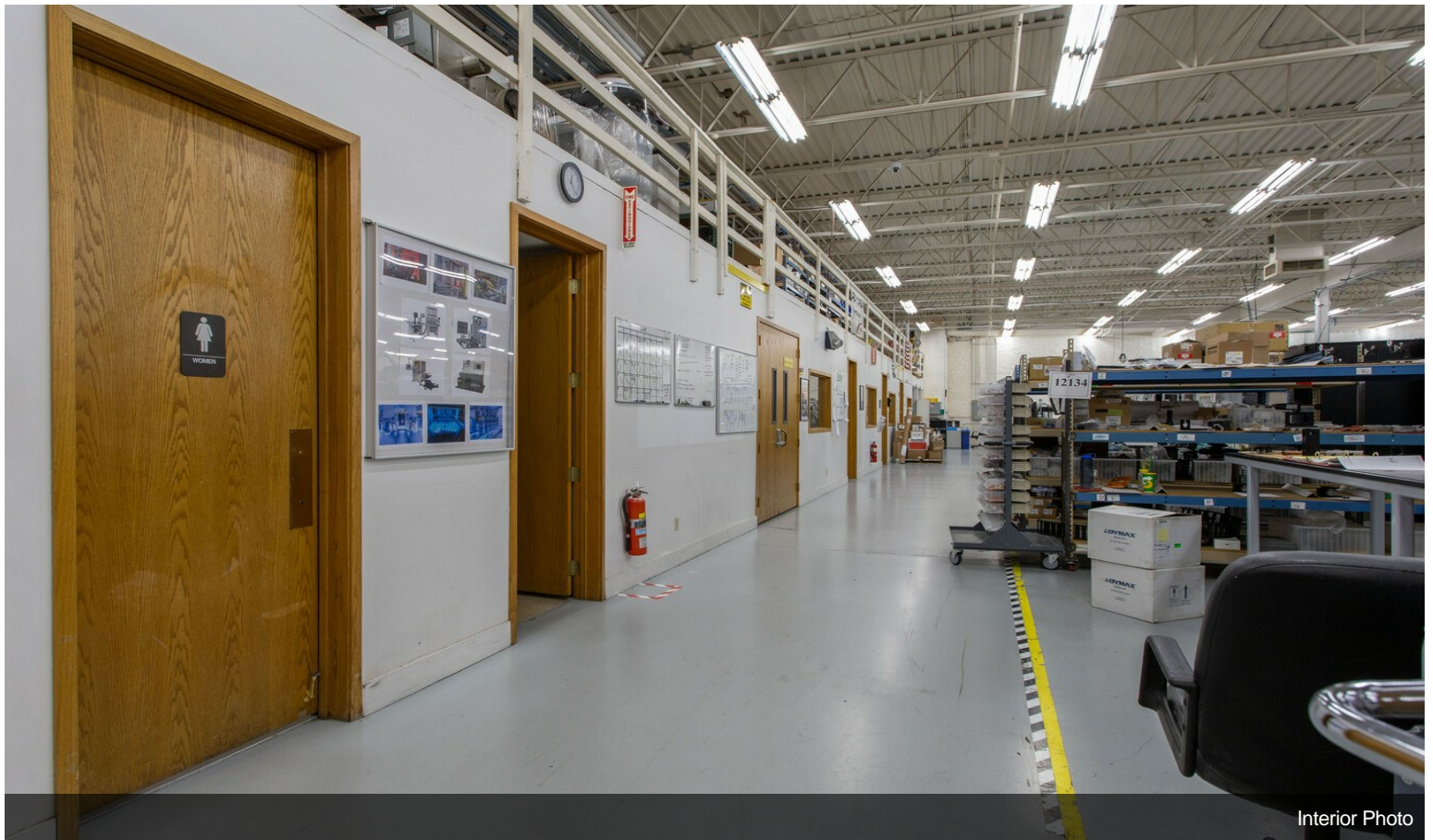


Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Interior Photo

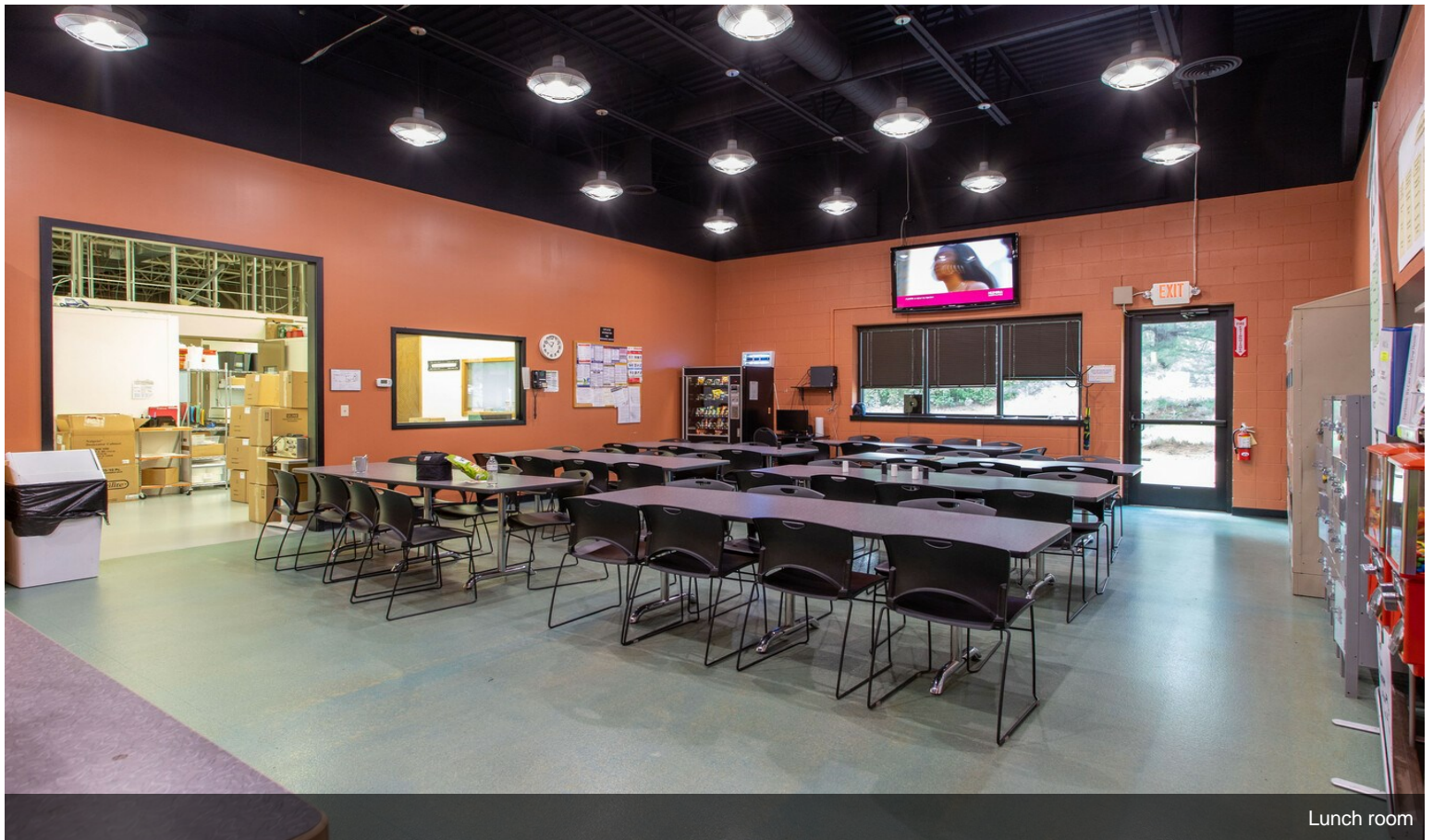


Conference Room

# Property Photos



Interior Photo

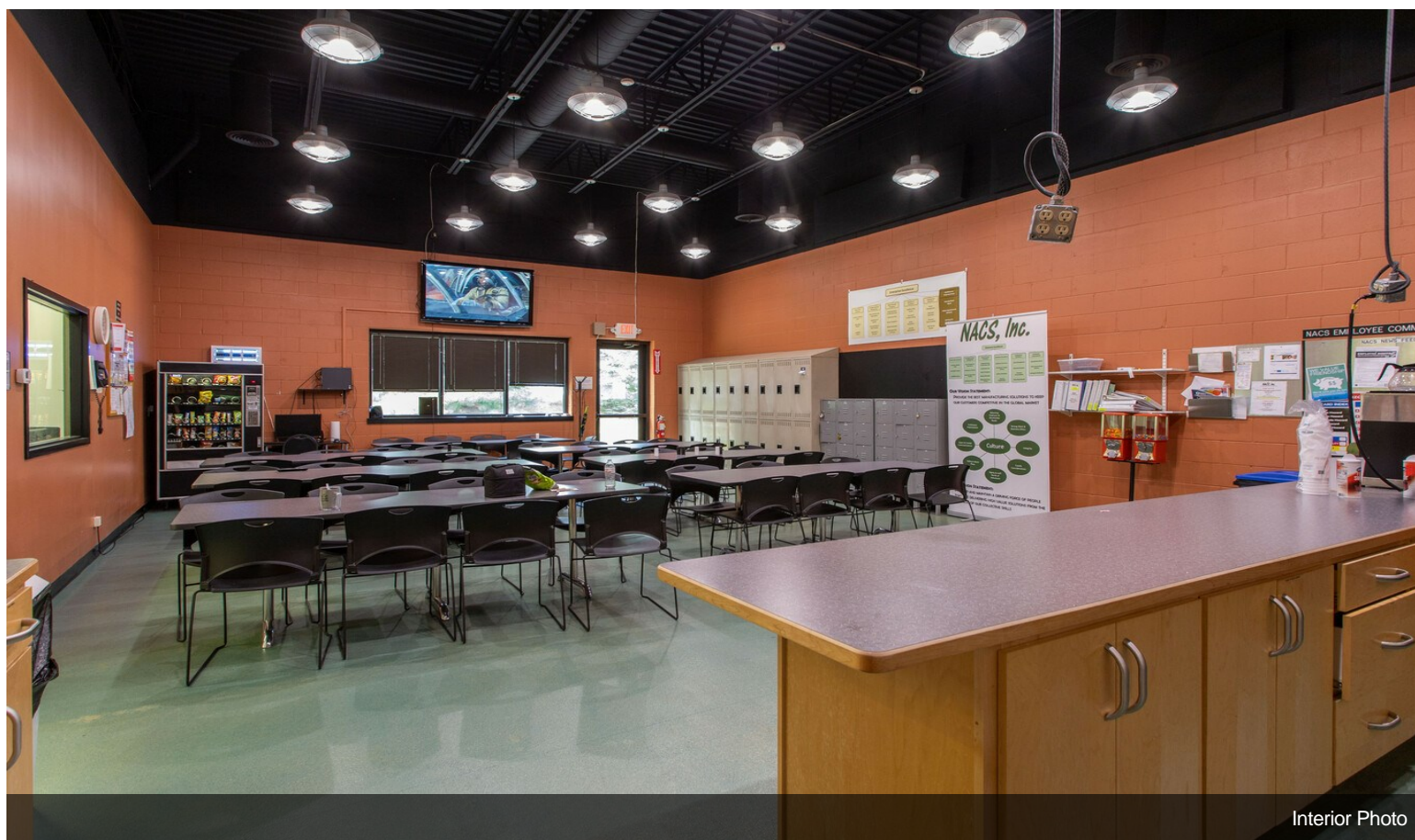


Lunch room

# Property Photos

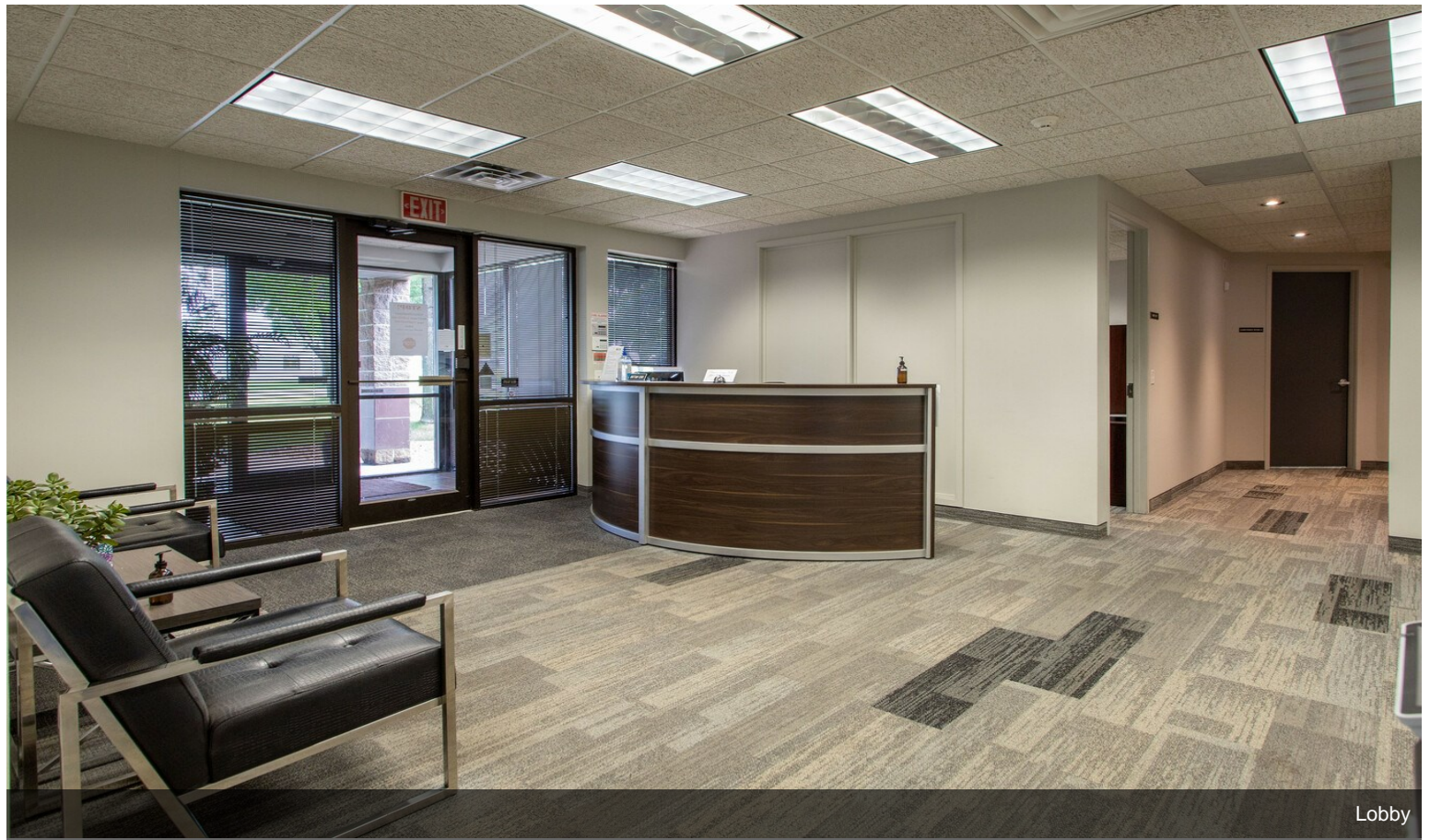


Interior Photo



Interior Photo

# Property Photos



Lobby



Building Photo



# Property Photos



Building Photo



Building Photo

# Property Photos



Aerial



Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

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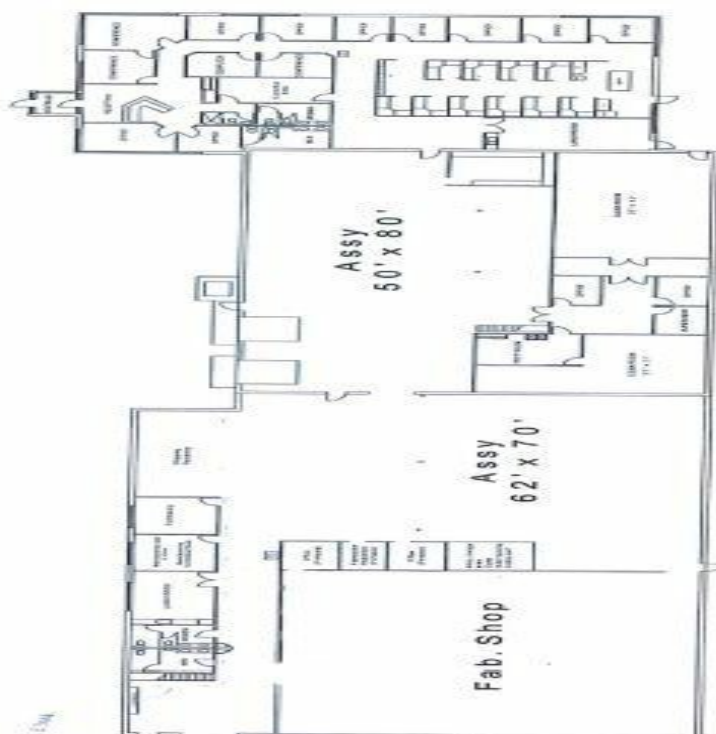


Building Photo



Building Photo

# Property Photos



Floor Plan



# Property Photos



Plat map