

AVAILABLE FOR LEASE



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

TIM LITTLE | Chief Commercial Broker | 952.432.4900 | TCtimlittle@gmail.com
SUSAN MALL | Commercial Associate | 651-402-5393 | SusanM@MNRealEstateTeam.com

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

Lease Rate

Base Rent: \$1,650

CAM & Tax: \$450

Total = \$2,100/mo Modified Gross Rent

Commercial Zoning

Business/Warehouse



Available Spaces



Suite 71

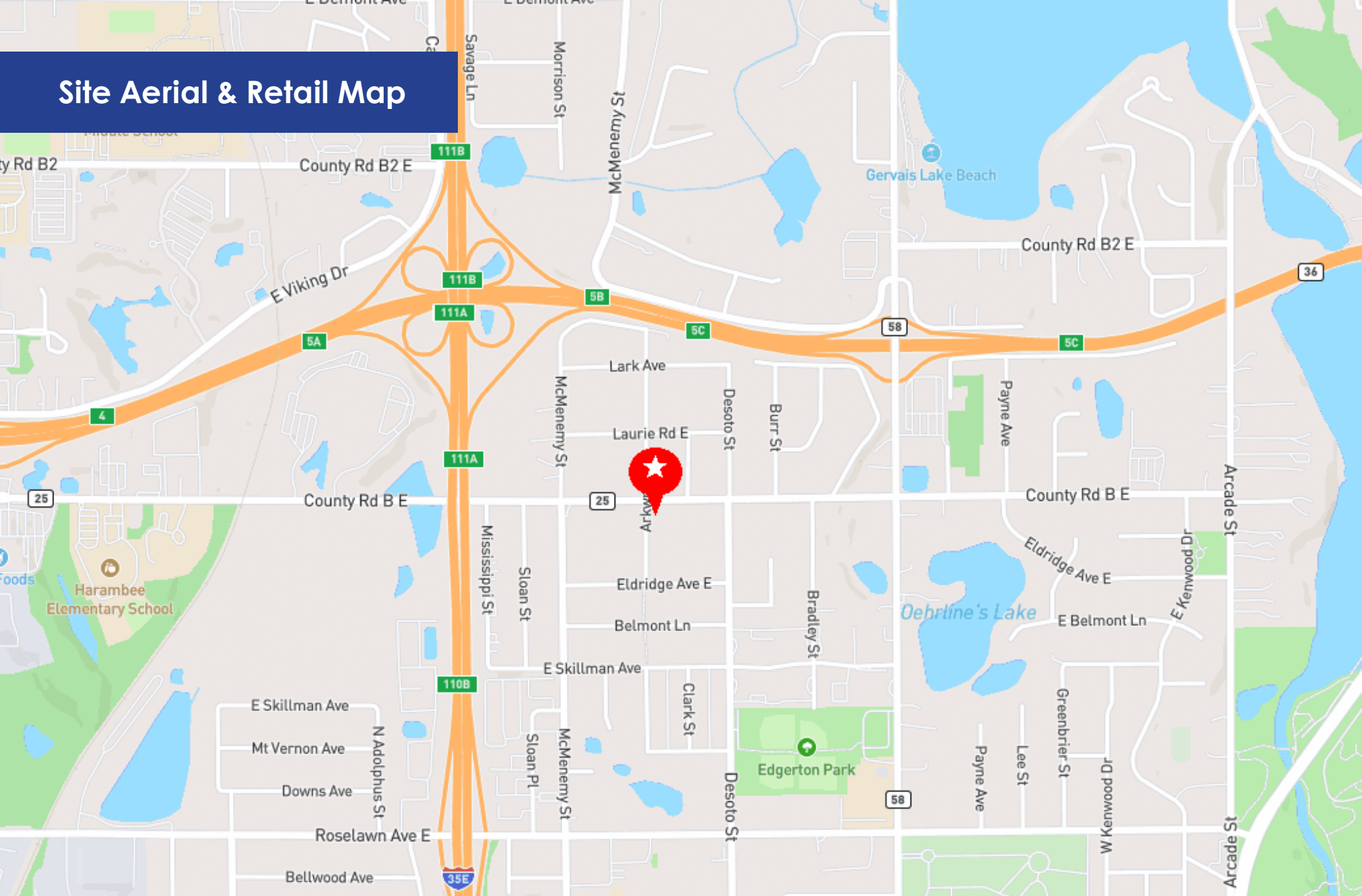
- 1,621 SF
- \$1,575/month
- Modified Gross Lease



Property Photos



Site Aerial & Retail Map



TIM LITTLE | Chief Commercial Broker | 952.432.4900 | TCtimlittle@gmail.com
SUSAN MALL | Commercial Associate | 651-402-5393 | SusanM@MNRealEstateTeam.com

This confidential memorandum is for the recipient only, may not be shared or reproduced without written consent from CROSSTOWN COMMERCIAL, contains unverified information provided solely for preliminary review, and must be independently verified by all prospective buyers at their own expense.