



Office/Industrial Space for Lease

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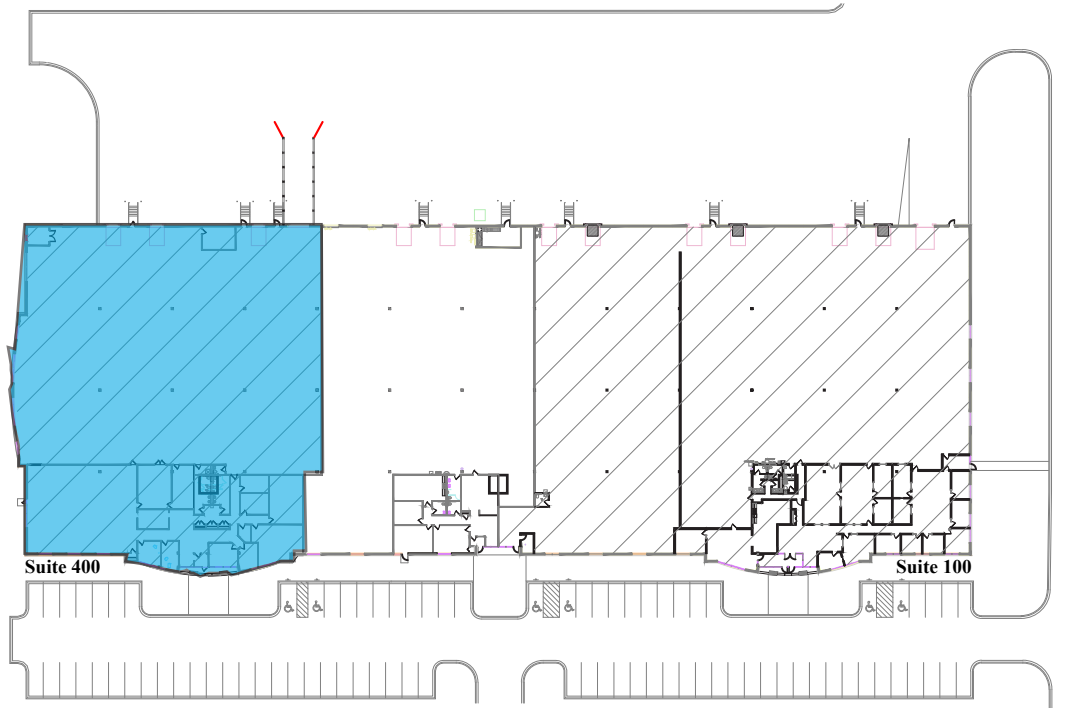
Elm Creek Commerce Center II 8600 109th Ave N, Champlin

Building Amenities

- > 97,261 square foot office/warehouse building
- > Built in 1996
- > Twelve (12) dock doors and two (2) drive-in doors
- > 24' clear height
- > Outstanding visibility and access to Hwy 169

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Elm Creek Commerce Center II > Site Plan



Elm Creek Commerce Center II > Aerial



Elm Creek Commerce Center II

8600 109th Avenue North | Champlin, MN 55316

Property Address:

8600 109th Avenue North
Champlin, MN 55316

Building Square Feet:

97,261 SF Total

Available 9/1/2026:**Suite 400**

30,777 SF Total
8,266 SF Office
22,511 SF Warehouse
• Three (3) Docks
• One (1) Drive-in

Year Built:

1996

Clear Height:

24'

Lighting:

6-lamp, fluorescent high bay
fixtures

Net Rental Rate:

\$13.00 PSF Office
\$ 7.50 PSF Warehouse

2026 Est CAM/RE Taxes:

\$1.87 PSF CAM
\$3.14 PSF RE taxes
\$5.01 PSF Total

Amenities:

- End cap space
- Easy access off Hwy 169
- Ample parking
- Large truck court

**FOR LEASING INFORMATION, CONTACT:**

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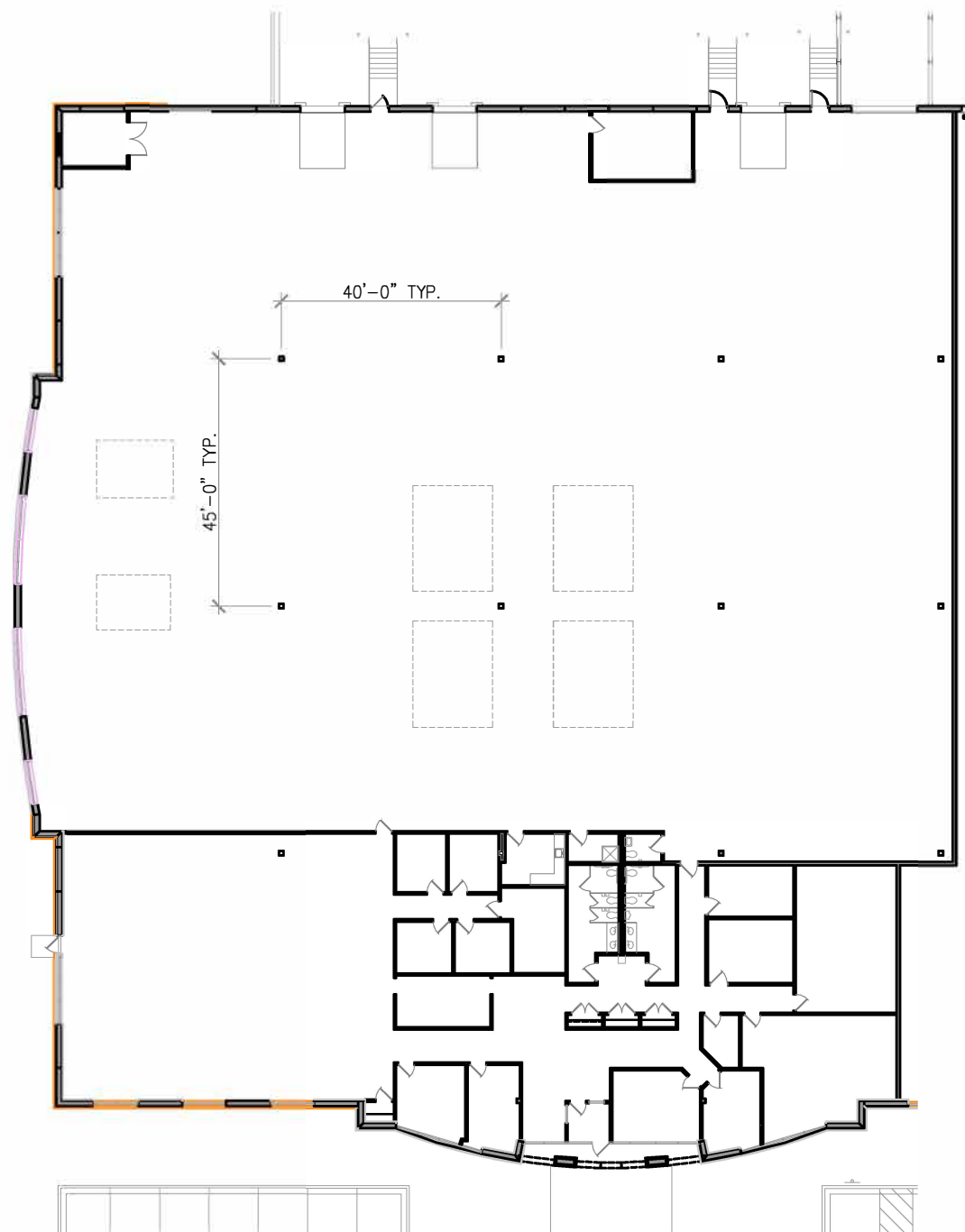
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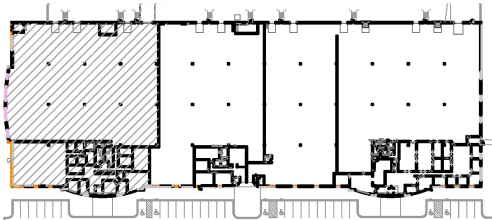
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Building Key:



Floor Plan

Scale: 1/32"=1'-0"

Office	= 8,266 Sq. Ft.
Warehouse	= 22,511 Sq. Ft.
Total	= 30,777 Sq. Ft.

Suite 400

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Leased By:



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