



Colliers

Available for Lease

455 Willow Drive

Long Lake, MN 55356

Max Holmes

Associate

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Accelerating success.

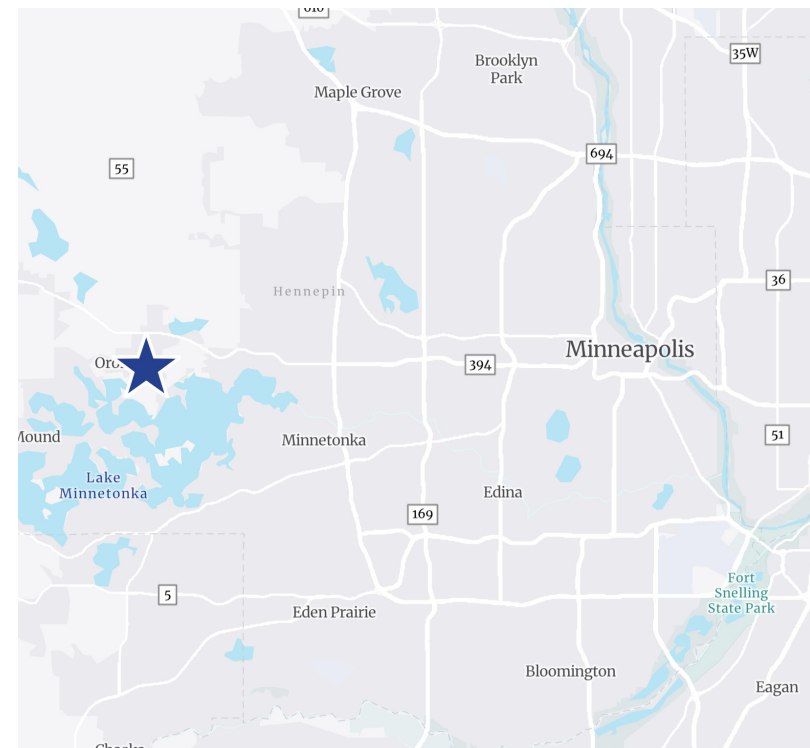
Long Lake Business Center

Office/Warehouse Building for Lease

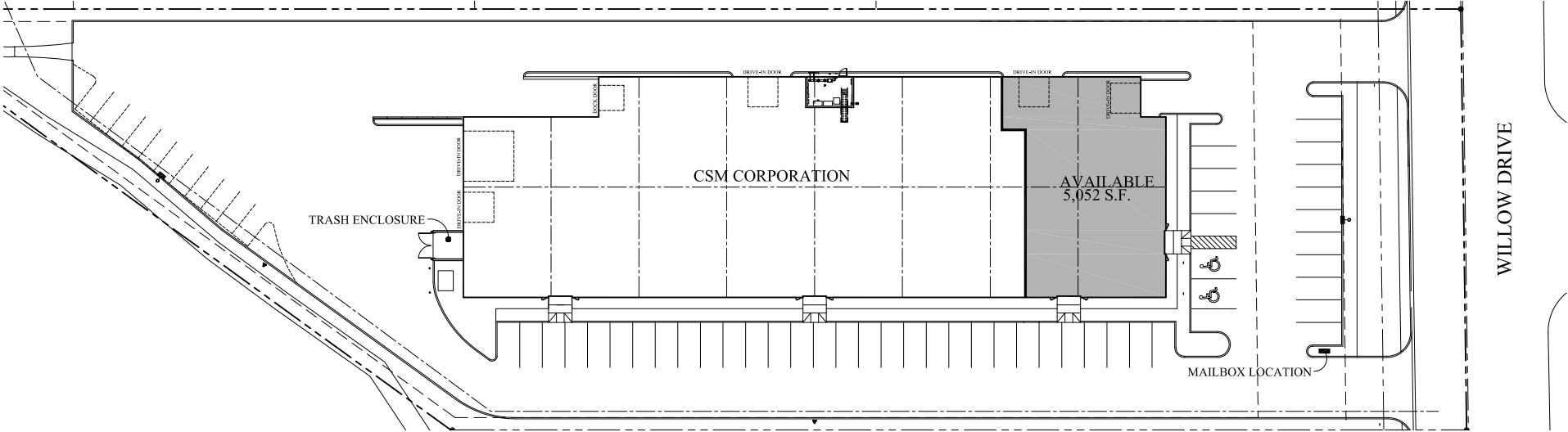
- 5,052 SF office/warehouse space available
- Two (2) drive-in doors
- Endcap space
- Ample parking space
- Private offices
- Storage along Willow Drive
- Excellent visibility
- Easy access to US Hwy 12

Property Details

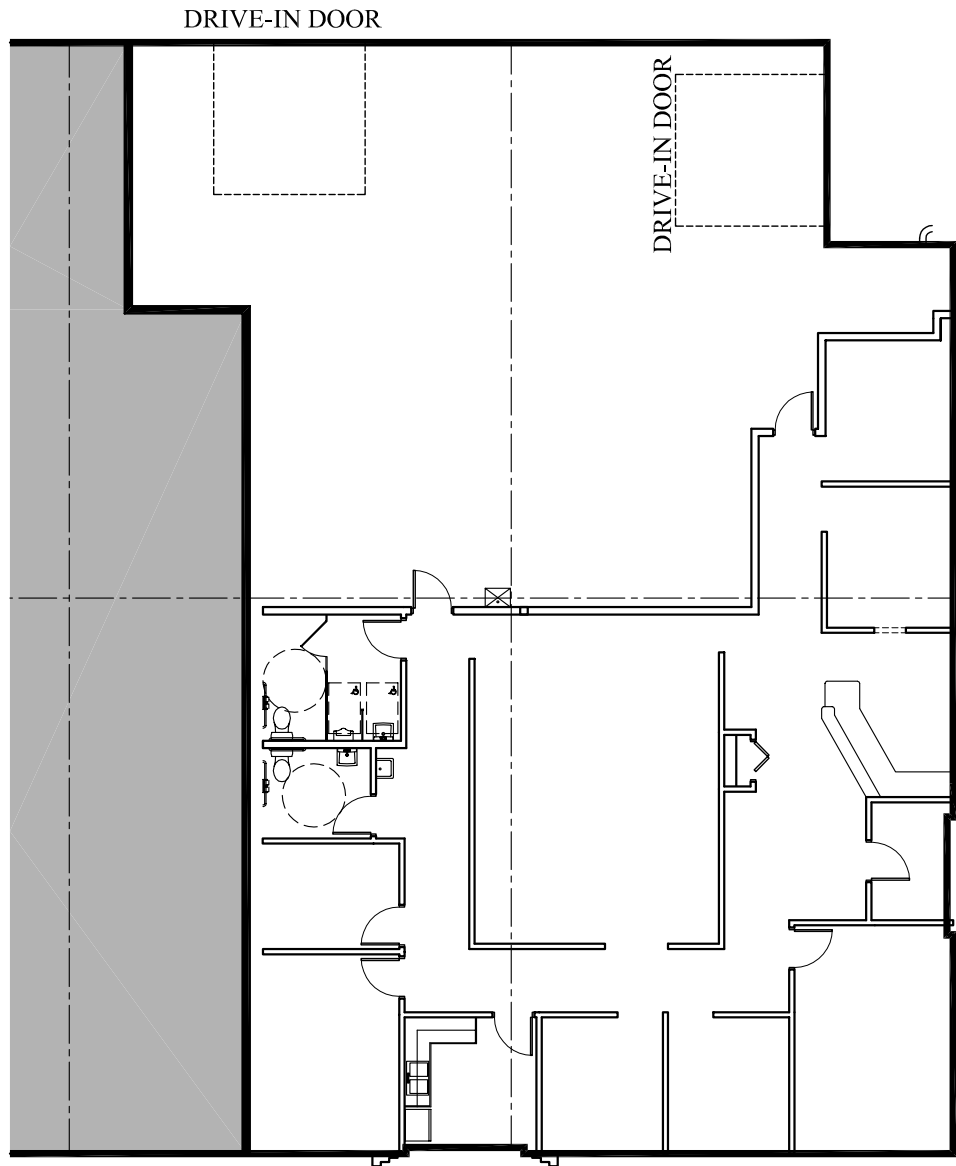
Available Vacancy	5,052 SF Total
	2,818 SF Office
	2,234 SF Warehouse
	• One (1) 12' high drive-in door • One (1) 14' high drive-in door
Net Rental Rate	Negotiable
2025 Est CAM/Tax	\$5.58 PSF
Building Size	23,593 SF
Location	Located right off of US Hwy 12
Signage	Building signage available
Utilities	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.



Site Plan



Floor Plan



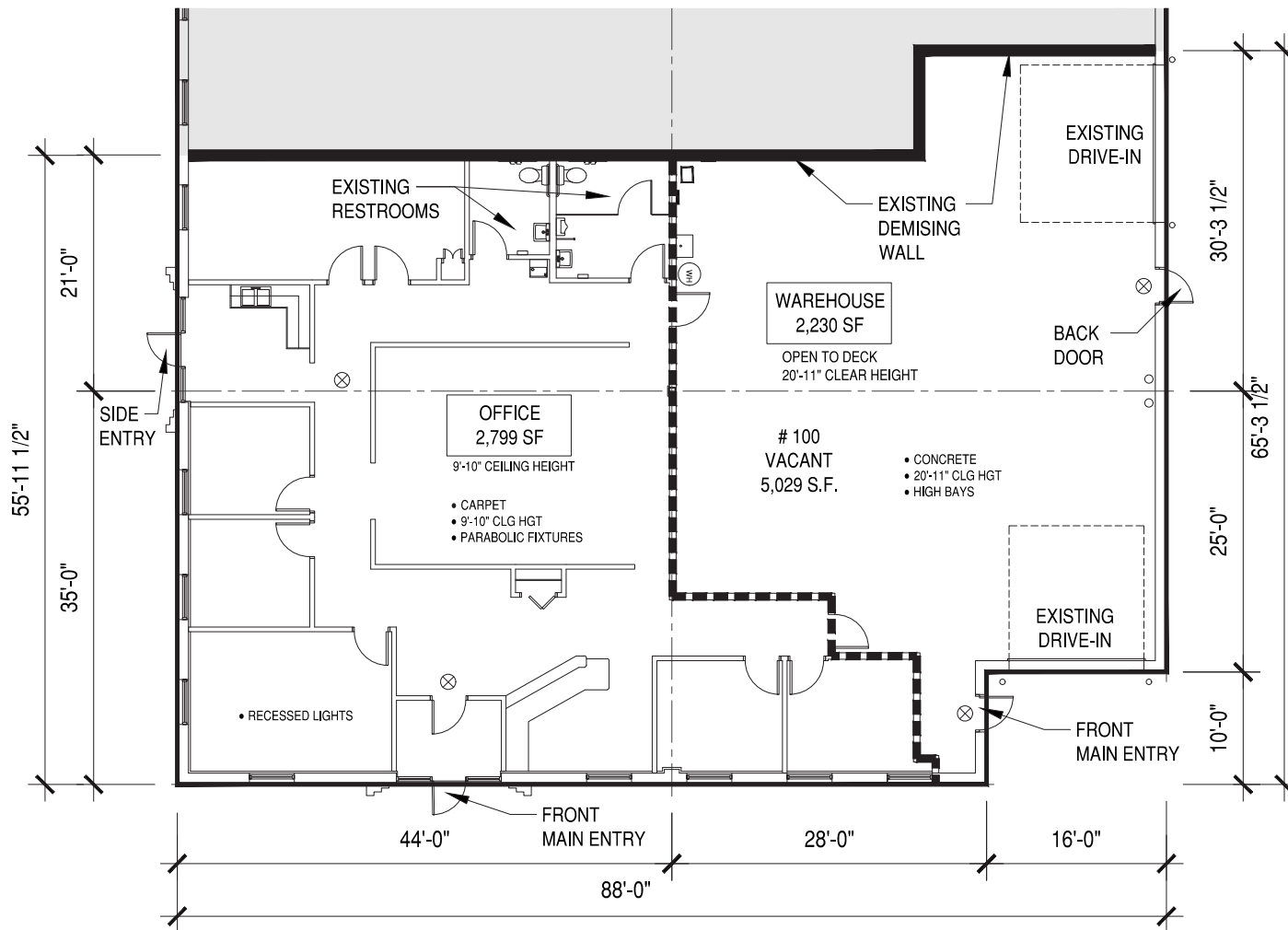
Suite 100

5,052 SF Total

2,818 SF Office

2,234 SF Whse

As-Built Plan



Suite 100

5,052 SF Total

2,818 SF Office

2,234 SF Whse



Contact

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