

200,000 SF Industrial Space For Lease

1910 Haven Rd, Little Falls, MN 56345

Highlights:

- 200,000 SF industrial/manufacturing/production available for lease April 1, 2027
- US 10 frontage with easy off/on accessibility
- Heavy Power, Ample Loading, HVAC
- Expandable by ~60k SF

Casey O'Malley
Senior Vice President
+1 320-260-6815
casey.omalley@colliers.com

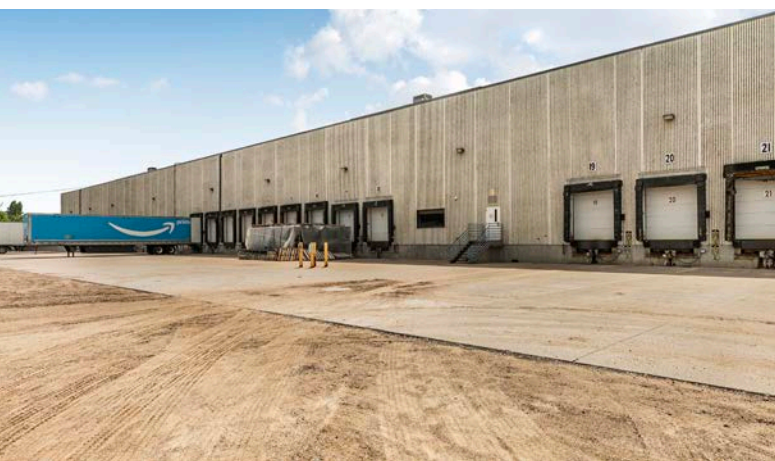
Andy Lubinski, SIOR
Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Aaron Whitmore
Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund
Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

Property Details



Property Address	1910 Haven Rd Little Falls, MN 56345
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PID	48.7039.000
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Property Type	Industrial/Distribution
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Building Size (SF)	200,000 SF
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Space Available	200,000 SF
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Site Size	Approx 30 acres
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Year Built	1986 & 1998
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Clear Height	18' - 28'
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Dock Doors	32 total (8'x10') with seals & levelers
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Drive In Doors	2 total (8'x14')
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Construction	Tilt up concrete/raked finishes
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Fire Suppression	ESFP wet system
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Roof	Ballasted single ply membrane system - under warranty (17 years remain)
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Electrical	480/277 Volt - 3 phase - 4000 AMP
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Lease Rate	\$4.75 PSF NNN
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Property Photos



Interior Photos



Location Overview

Morrison County



Current
Population

34,527



Current Average
Household Income

\$92,919



Current Daytime
Work Population

13,671



Households

14,056



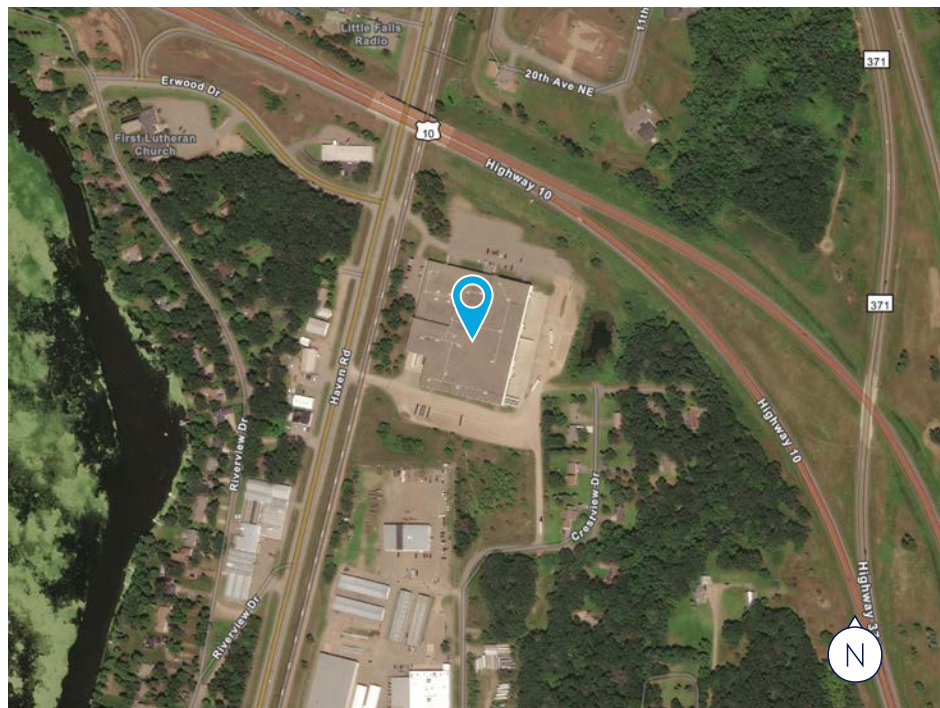
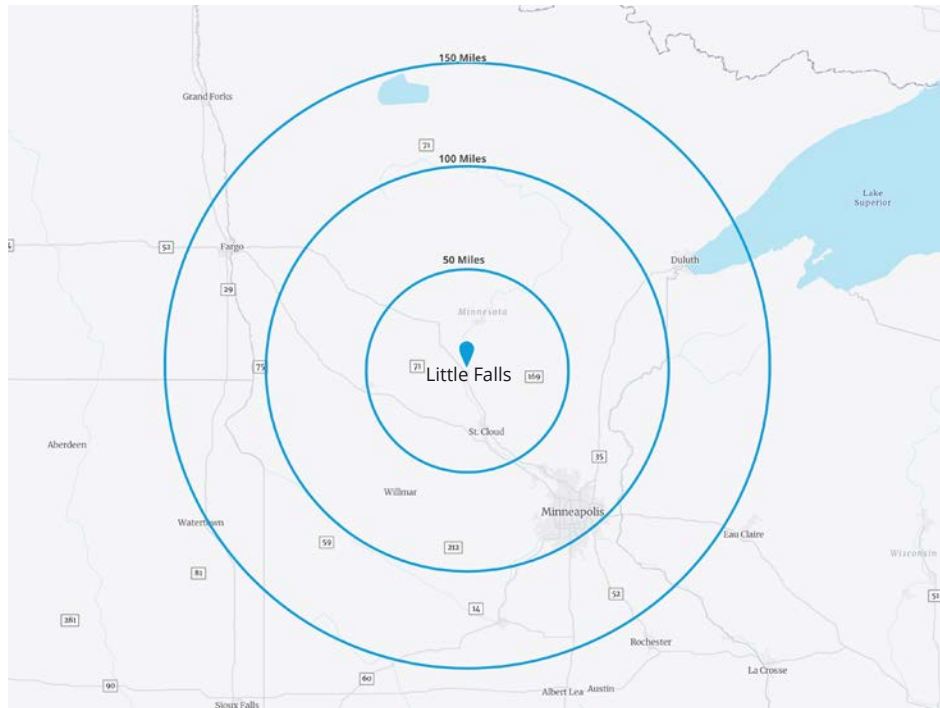
Businesses

1,469

Web Links:

[Little Falls, MN](#)

[Morrison County](#)



Contact Us:

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Accelerating success.