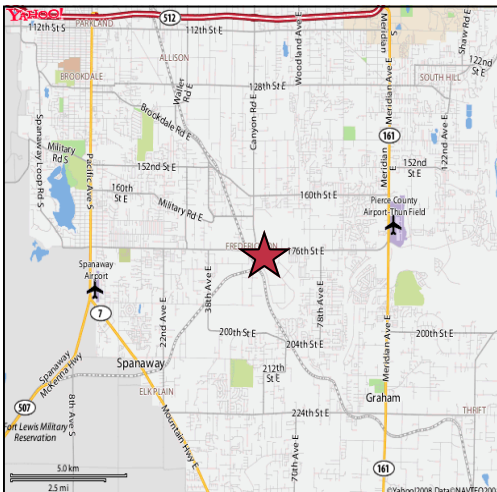


Seller Financing Available



Major Price
Reduction

For Sale or Lease
Hillstrom Cabinets Building
18504 Canyon Road E, Frederickson



Building Features

- Built in 2003
- 65,436 Rentable Square Feet
- 5,948 Square Feet of Office (Includes 2,886 SF Mezzanine)
- Fully Insulated Tilt Building on just under 5 acres
- Imported Specialty Hardwood Throughout
- Climate Controlled
- 4 DH & 5 Oversized GL Doors
- 1 Acre of Paved & Fenced Yard
- 1,600 Amps, 480 Volt 3-Phase
- Dust Collection System with Spark Arrester
- 2.44 Additional Acres of Land for Lease or Purchase

Sale Price: ~~\$6,750,000~~ **\$5,800,000**

Lease: \$0.38 PSF, NNN Shell
\$0.85 PSF, NNN Office
\$0.10 PSF, NNN Yard
\$33,576.00/Month, NNN

NAI Puget Sound
Properties

Commercial Real Estate Services, Worldwide.

11235 SE 6th Street, Suite 130
Bellevue WA 98004
425 586 5600 phone
425 455 9138 fax
www.nai-pp.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.
Hillstrom Cabinets Building MN 0312

For More Information Contact:

Mike Newton
direct 425 586 5626
mnewton@nai-pp.com

Christian M. Mattson
direct 425 586 5621
cmattson@nai-pp.com

