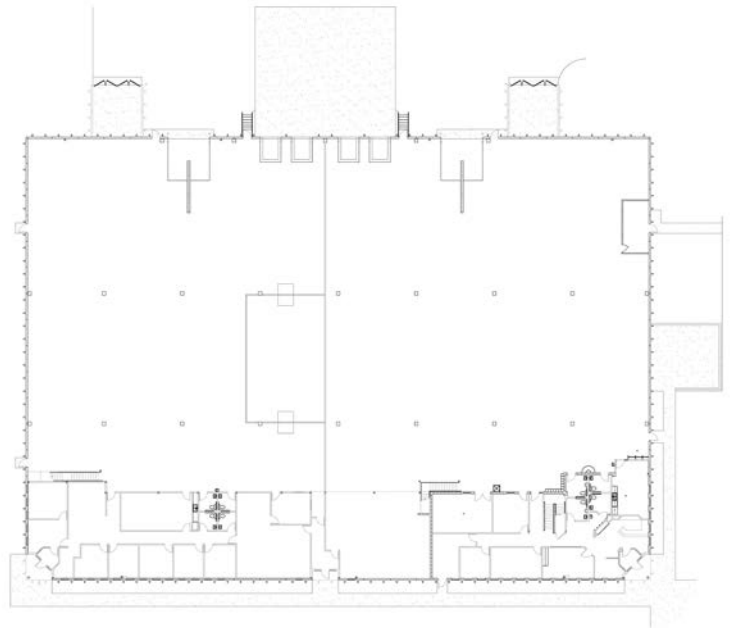




## AJ Lauer Building

5200 211<sup>th</sup> Street West  
Farmington, MN

- Attractive 1 story office and warehouse building
- Loading docks and drive-in doors available
- Located in desirable industrial park
- Easy access to Pilot Knob Road
- Minutes from downtown Farmington



For more information, contact:



Mike Whalen  
952-890-6450  
mwhalen@efhco.com

Gene Happe  
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ghappe@efhco.com



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Commercial Real Estate Services  
[www.efhrealtyadvisors.com](http://www.efhrealtyadvisors.com)

*All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**A.J. LAUER PROPERTY**  
**FARMINGTON, MINNESOTA**

<b>Address:</b>	5200 211 <sup>th</sup> Street West
<b>Year Built/Renovated:</b>	1996
<b>Floors:</b>	1
<b>Total Building Rentable Area:</b>	48,615 s.f.
<b>Total Available:</b>	8,800 s.f.
<b>Floor Size:</b>	10,000 s.f.
<b>Net Rate:</b>	\$8.00 NNN
<b>Operating Expenses and Real Estate Taxes:</b>	\$2.50
<b>R/U Factor:</b>	N/A
<b>Parking:</b>	Surface parking available
<b>Elevators:</b>	N/A
<b>Security:</b>	N/A
<b>Fire Life/Safety:</b>	Fully sprinklered
<b>Building Amenities:</b>	Office and warehouse available Interior improvements built to suit On site management
<b>Area Amenities:</b>	Close to downtown Farmington Located in desirable industrial park Good visibility on County Road 50

<b>Leasing Agents:</b>	Mike Whalen 952-890-6450 mwhalen@efhco.com	Gene Happe 952-890-6450 ghappe@efhco.com
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