

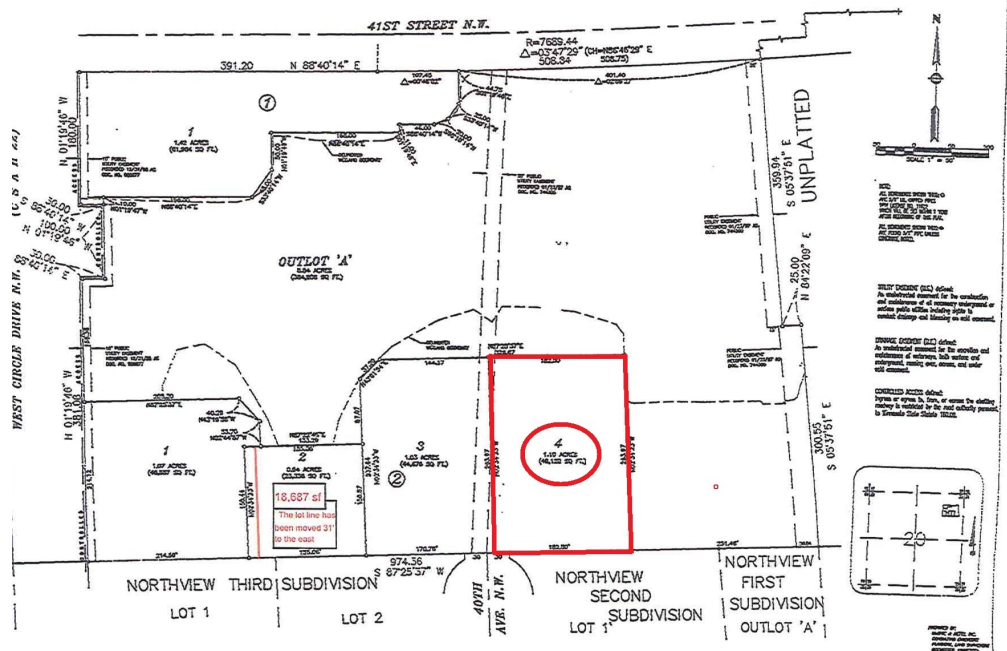
**BUILD TO SUIT  
LEASEBACK**

# COMMERCIAL SITE

## 37XX 40TH AVENUE NW

### ROCHESTER, MN

#### NORTH STAR BUSINESS PARK



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Rochester, MN 55901  
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President  
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- LOT 4 1.10 ACRE LOT
- BUILD TO SUIT/LEASE BACK 15,000+ SF BUILDING - SINGLE OR MULTI TENANT
- BUSY NW COMMERCIAL AREA NEAR MAYO NW CLINIC & COSTCO
- ACCESSIBLE VIA MAJOR ROADWAYS-41ST STREET NW, WEST CIRCLE DRIVE AND US HIGHWAY 52
- GREAT VISIBILITY FROM BOTH 41ST STREET NW & WEST CIRCLE DRIVE
- FAVORABLE RATES

The representations made herein are deemed to be reliable, but are not warranted by Broker.  
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