

## Light Industrial Space for lease



Are you an entrepreneur, startup company and need space in a well-maintained building we may have the space for you. This is a great place for a light manufacturing business or your startup business.

316 1<sup>st</sup> Ave NW, Aitkin, MN

### **Area C- 1,758 Sq Ft**

Space has AC.

The lease term can be negotiated for one, two or three year

Available February 1, 2025, or sooner

Central mailbox

Rest room

Clear Height approximately 9' 5"

Overhead door 10' wide 9.5 height

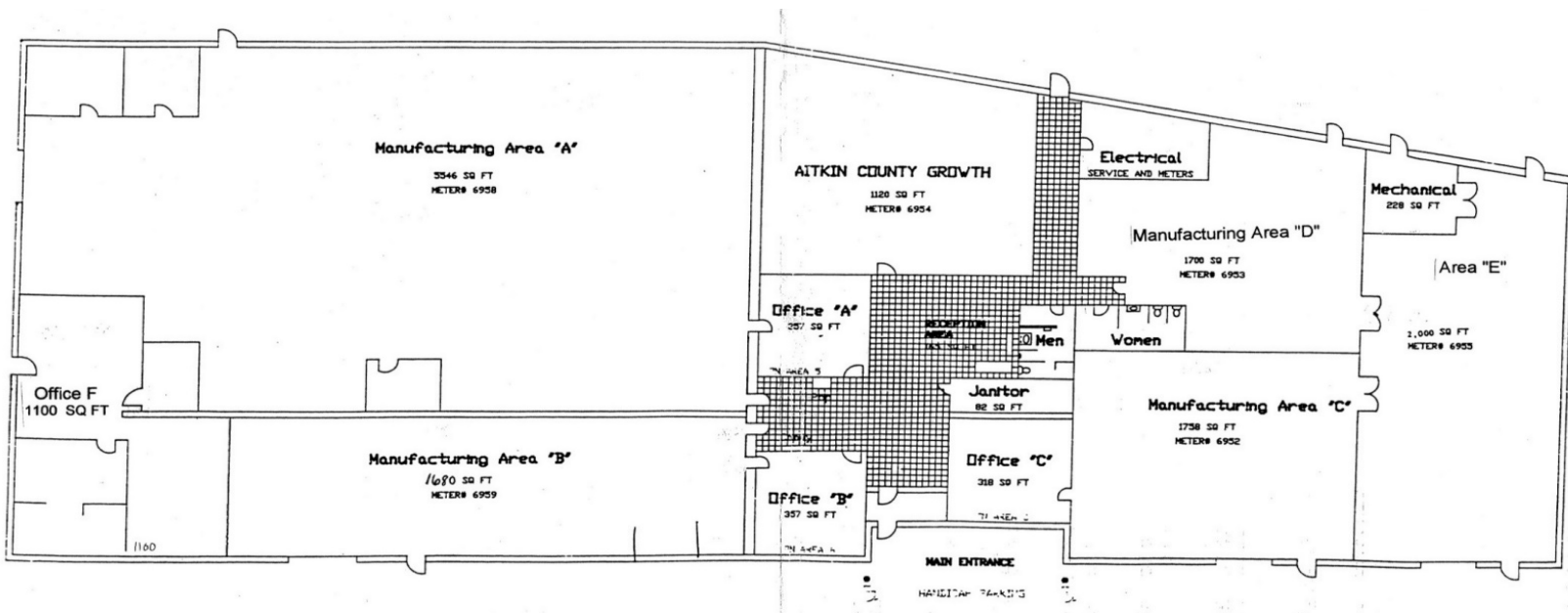
Service door.

### **Included in the leased space paid by landlord:**

- Heat, sewer & water, snow removal, lawn care
- Use of onsite forklift must be certified to use it
- General exterior building maintenance
- Building Insurance, real estate taxes

### **Tenant responsibility:**

- Electricity
- Space maintenance
- Personal business insurance, cable/internet, phone, trash
- Light bulb replacement



### **Contact:**

**Growth Innovations**

**316 1<sup>st</sup> Ave NW, Aitkin, MN 56431**

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