

PHASE 2 AVAILABLE



Up to 16,000 SF **HIGHLANDS MALL PHASE 2** 801 MN-65 | Isanti, MN 55040

COMING SOON!
Phase 2 of retail/service development on busy MN-65

Great visibility

Within blocks of McDonald's, Subway, Coborn's, O'Reilly Auto Parts and Kwik Trip

Just north of Heritage Boulevard

Frontage on MN-65 with new dedicated turn lane



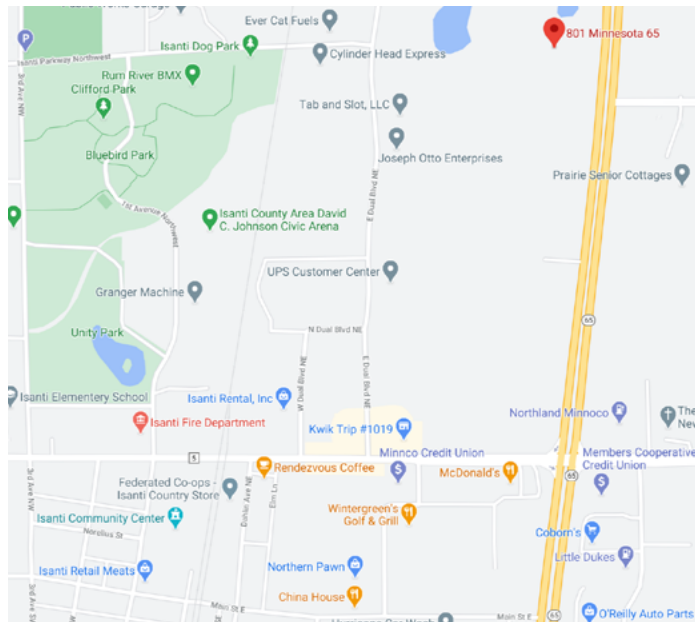
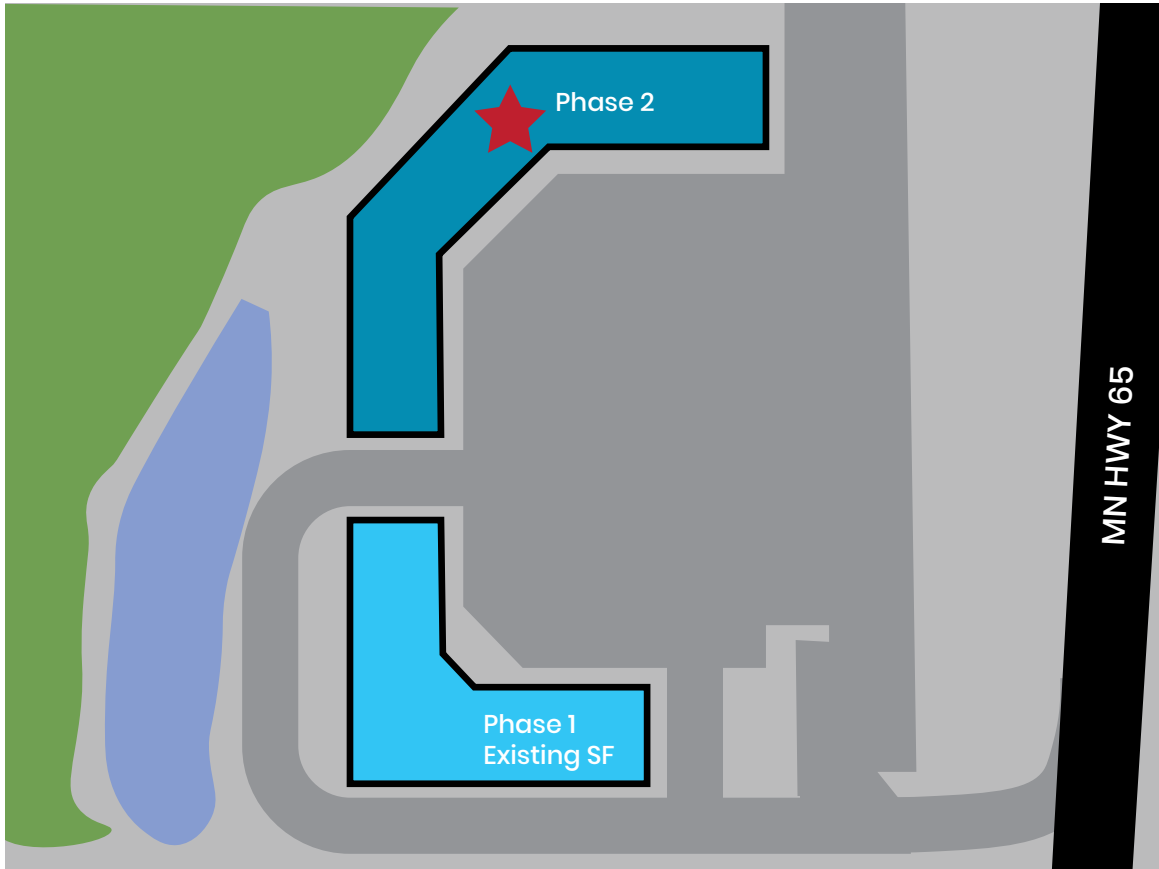
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Commercial Equities Group
— Investment Real Estate Services

Monthly Net Rent: NEGOTIABLE
2020 Est. Op. Expense: TBD

Highlands Mall Phase 2 Development Available

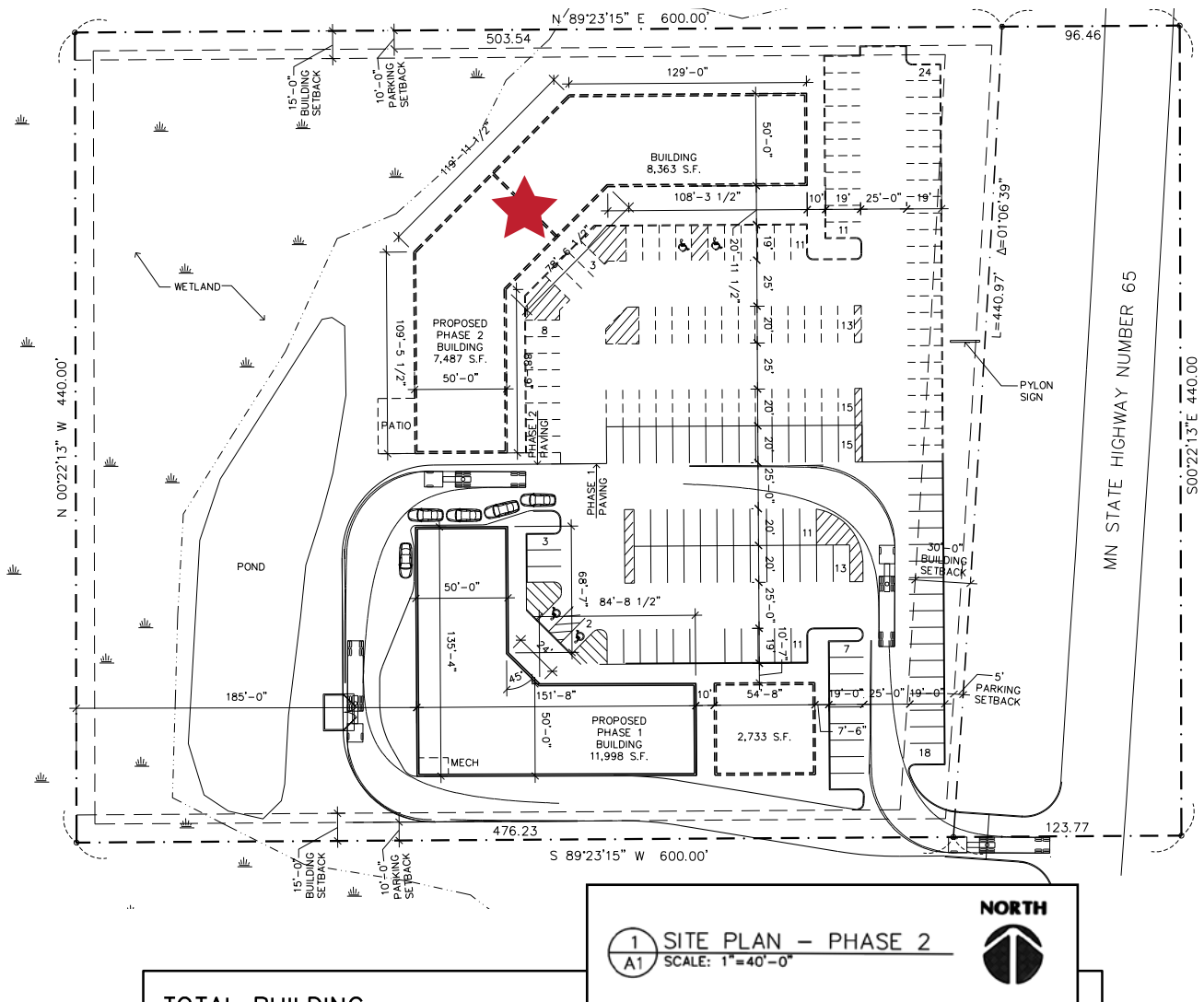


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Property Site Plan



TOTAL BUILDING:

PHASE 1 - 11,998 S.F.
PHASE 2 - 7,487 S.F.
PHASE 3 - 8,363 S.F.
PHASE 4 - 2,733 S.F.

TOTAL - 30,581 S.F.

PARKING: 30,581 S.F. @ 1/200 S.F. = 153 STALLS REQUIRED
PHASE 1 PARKING: 11,998 S.F. @ 1/200 S.F. = 60 STALLS REQUIRED
PHASE 1 PARKING PROVIDED = 78 STALLS
PHASE 2 PARKING: 18,583 S.F. @ 1/200 S.F. = 93 STALLS REQUIRED
PHASE 2 PARKING PROVIDED = 85 STALLS
TOTAL PARKING PROVIDED = 163 STALLS



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