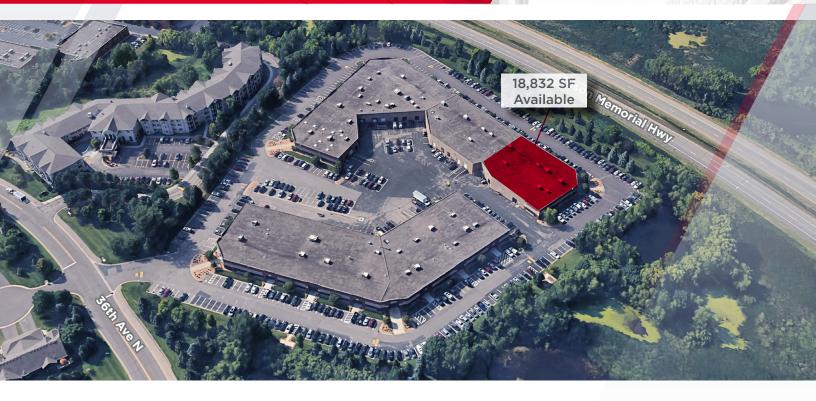


# 18,832 SF AVAILABLE EARLY 2024

END CAP WITH HWY 55 VISIBILITY

3500 American Blvd W, Suite 200 Minneapolis, MN Main +1 952 831 1000 **cushmanwakefield.com** 





## 18,832 SF AVAILABLE

### **Property Highlights**

- Hwy 55 frontage and great access to I-494
- Within walking distance of restaurants and other amenities
- End cap with Hwy 55 visibility



#### Contact

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#### **Building Features**

BUILDING SIZE 83,121 SF LOADING 1 Dock

YEAR BUILT 1998 (Ability to get 1 more dock and 1 drive-in)

AVAILABLE 17,688 SF Office LEASE RATES \$14.00

SQUARE FEET

1,144 SF Warehouse
18,832 SF total

ESTIMATED 2023 \$4.03 psf Tax

TAX/CAM \$2.15 psf Cam \$6.18 psf Total

CLEAR HEIGHT 18'



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