



5,262 SF Available

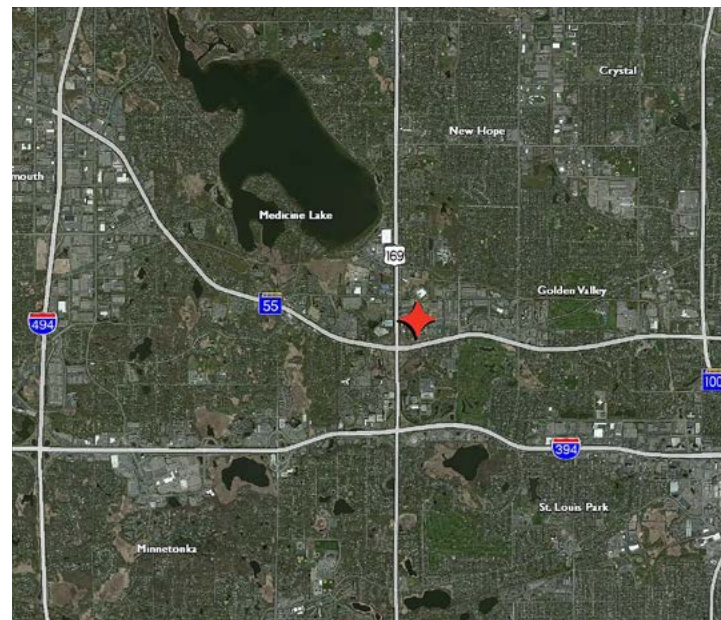
Property Highlights

- Excellent location with easy access to Highways 169 & 55
- Space has a very large lunchroom up front that could be converted to larger conference room, office or a tech area with water
- Abundant parking
- Dock high loading
- A portion of office can be converted to tech/warehouse
- 14' clear height in warehouse

Bruce Hoberman

+1 952 820 8775

bruce.hoberman@cushwake.com



3500 American Blvd W Suite 200
Minneapolis, MN 55431
Main +1 952 831 1000
cushmanwakefield.com

Building Features

Building Size	63,451 sf	Lease Rates	\$12.00 psf Office \$7.00 psf Warehouse
Year Built	1981		
Clear Height	14'	2024 Estimated Tax/CAM	\$3.53 psf Tax <u>\$2.30 psf CAM</u> \$5.83 psf Total

Space Available

Suite	Square Footage	Office	Warehouse	Loading
694	5,262 SF	3,367 SF	1,895 SF	1 dock (shared)

