

7605 Corporate Way Eden Prairie, MN



FOR LEASE

7605 Corporate Way Eden Prairie, MN

BILL WARDWELL
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Highlights

- › 4,547 SF of Leaseable Space
- › 100% air conditioned
- › Onsite Ownership and Management
- › Retail amenities nearby
- › Excellent location in Eden Prairie with immediate access to Highway 5 & Highway 212. Only 1.5 miles to I-494.
- › Existing racking can be made available for purchase



FOR LEASE > 7605 Corporate Way

Property Information

- **Description** Light Industrial
- **Lease Space** 4,547 sf
- **Building Size** 31,646 SF
- **Lot Size** 3.79 Acres
- **Parcel #** 09.116.22.43.0030
- **Zoning** Light Industrial
- **Parking** 139 Surface Spaces

Building Features

- **Year Built** 1996
- **Clear Height** 20'
- **Dock Doors** 2

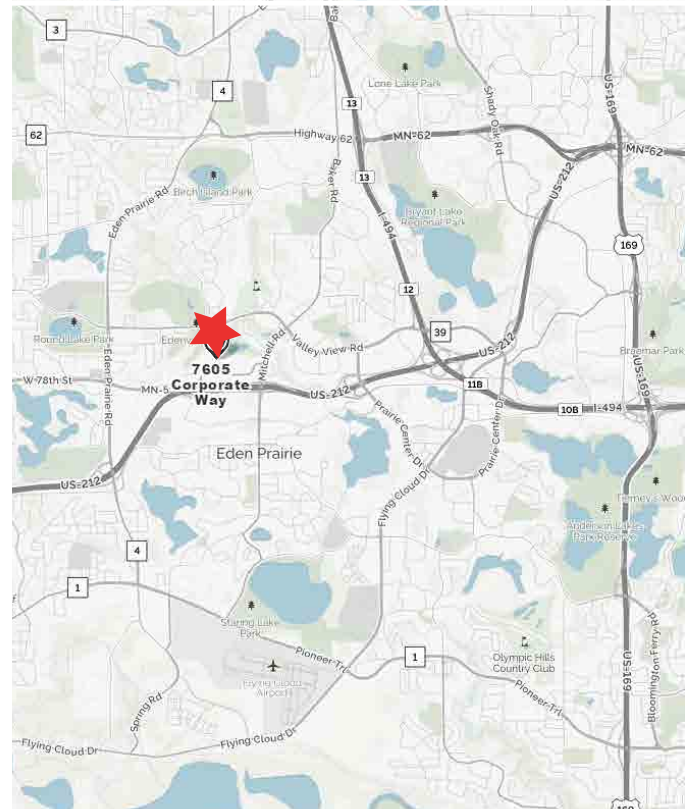
Amenities

- 4,547 SF of Warehouse Space Available
- Utilities are billed separately on a pro-rata share by Landlord
- 100% air conditioned
- Onsite Ownership and Management
- Retail amenities nearby
- Excellent location in Eden Prairie with immediate access to Highway 5 & Highway 212. Only 1.5 miles to I-494.
- Existing racking can be made available for purchase

Lease

- Rate of \$4.50 Net
- Operating of \$5.32 PSF

Site Plan



Contact Us

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4,547 SF
WAREHOUSE
SPACE
AVAILABLE

Ward Corporation
7893 Corporate Way
Eden Prairie, MN 55433
BHL Advanced Internet
7899 Corporate Way
Eden Prairie, MN 55344
Dana's A&E Center
7895 Corporate Way
Eden Prairie, MN 55344

Date: 1/10/06
Revision: 2

Scale
3/32" = 1'-0"

North

Scale
3/32" = 1' - 0"

North