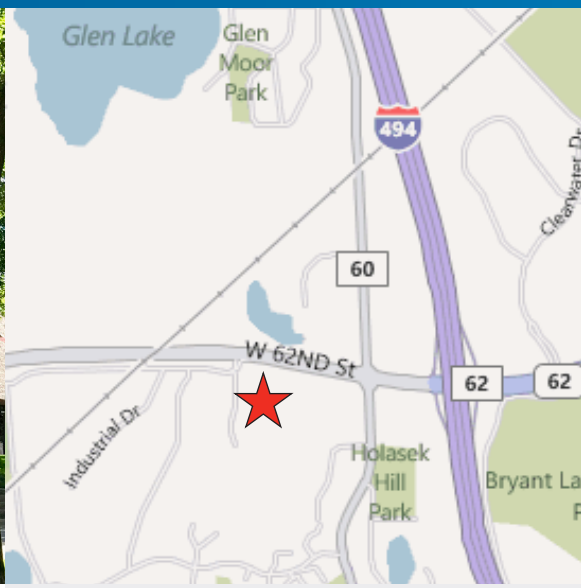
FOR LEASE > INDUSTRIAL SPACE

Westwood III Business Ctr

6251-6279 BURY DRIVE | EDEN PRAIRIE, MN 55346





Building Amenities

- 51,940 square foot Industrial building
- Built in 1987
- 16' clear height
- Dock and drive-in loading
- 2.95/1,000 parking ratio
- Fully air conditioned suite
- Fully sprinklered
- Easy access to Highway 62 and I-494
- Space available from 2,027 SF - 35,147 SF

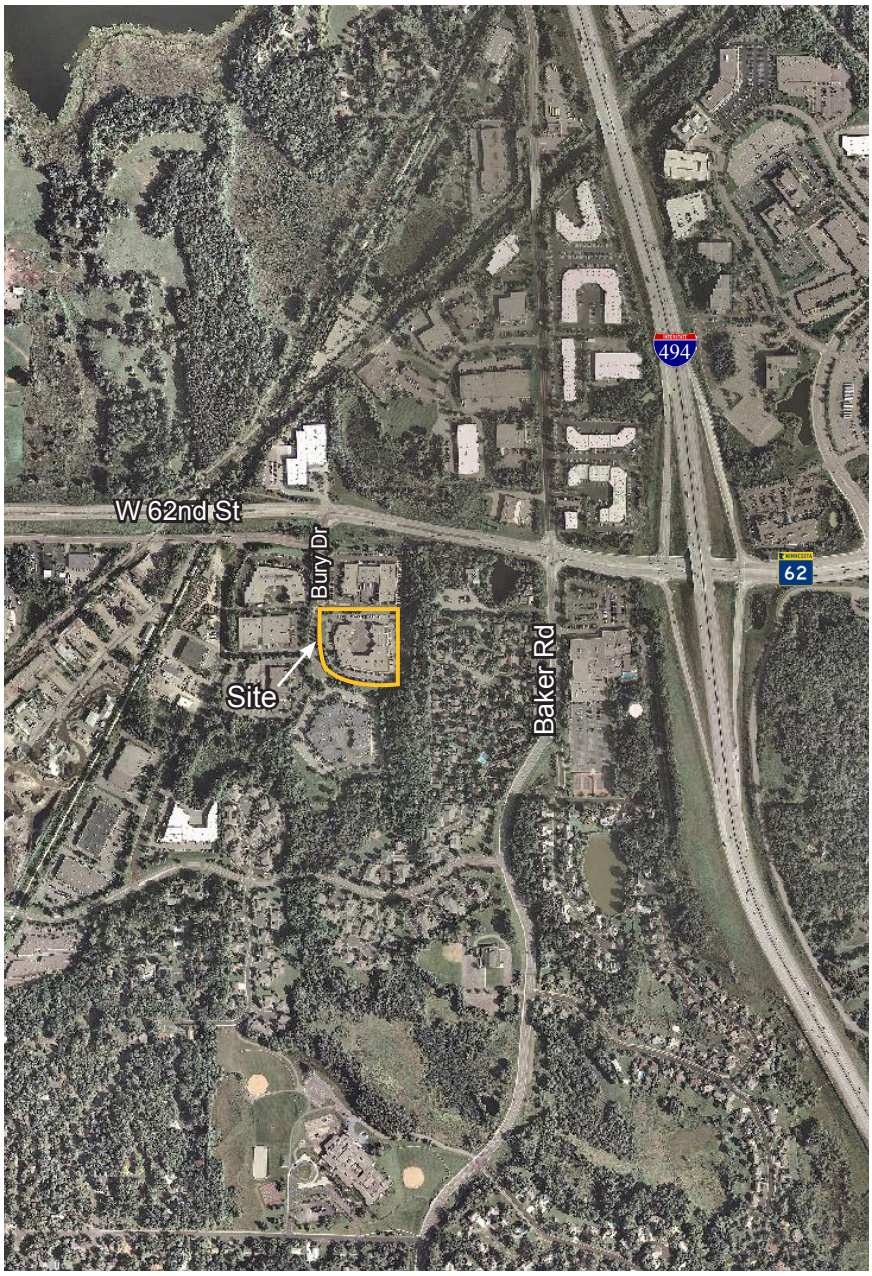
Contact Us

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Westwood III Business Center > Aerial





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PROPERTY FACT SHEET

Westwood III Business Ctr



PROPERTY ADDRESS:
6251-6279 Bury Drive
Eden Prairie, MN 55346

BUILDING SQUARE FEET:
51,940 square feet

CURRENTLY AVAILABLE:
SUITE 6265-6279:
35,147 square feet total
10,958 square feet office
19,967 square feet tech
3,996 square feet warehouse
226 square feet M&E
- Two (2) drive-ins
- Four (4) docks
- Divisible to 2,027

YEAR BUILT:
1987

CLEAR HEIGHT:
16'

PARKING RATIO:
2.95/1,000

NET RENTAL RATES:
$9.85 per square foot office
$7.50 per square foot tech
$4.75 per square foot warehouse

2017 EST. CAM & REAL ESTATE TAX:
$2.08 per square foot CAM
$2.19 per square foot Tax
$4.27 total per square foot
*includes the cost of HVAC repair and replacement

AMENITIES:
- Fully air conditioned suite
- Fully sprinklered
- Easy access to Hwy 62 and I-494
- Comcast cable offered at building

For Leasing Information, Contact:

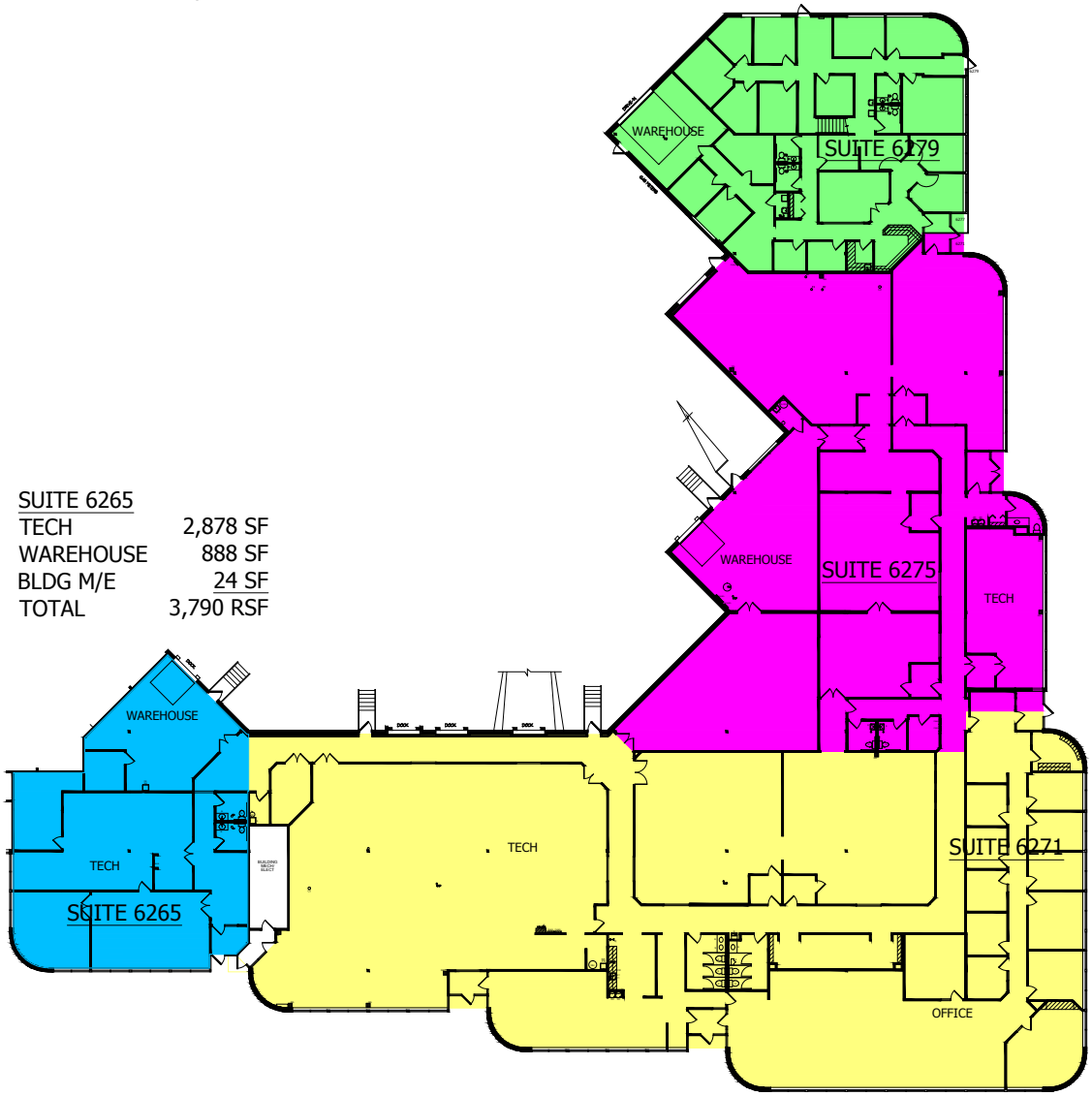
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Suites 6265-6279

10,958 square feet office
19,967 square feet tech
3,996 square feet warehouse
226 square feet M&E
35,147 total square feet



SUITE 6279

OFFICE	4,201 SF
WAREHOUSE	482 SF
BLDG M/E	30 SF
TOTAL	4,713 RSF

SUITE 6275

TECH	7,327 SF
WAREHOUSE	2,626 SF
BLDG M/E	65 SF
TOTAL	10,018 RSF

SUITE 6265

TECH	2,878 SF
WAREHOUSE	888 SF
BLDG M/E	24 SF
TOTAL	3,790 RSF

SUITE 6271

OFFICE	6,757 SF
TECH	9,762 SF
BLDG M/E	107 SF
TOTAL	16,626 RSF

Colliers INTERNATIONAL

WESTWOOD III

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