

# 10300-10320 Bren Road E Minnetonka, MN 55343



FOR SALE OR LEASE

10300-10320 Bren Rd  
Minnetonka, MN

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## Highlights

- › Great user/investor opportunity
- › 50,287 SF two-tenant flex building
- › MultiSource: 35,199 SF leased through 12/31/2026
  - Net rent of \$268,959 annually with 2.5% increases
- › Short Term Tenant: 15,088 SF available on 5/1/2017



## FOR SALE or LEASE > 10300-10320 Bren Road

### Property Information

- **Description** Light Industrial
- **Building Size** 50,287 SF
- **Lot Size** 3.94 Acres
- **Parcel #** 36-117-22-42-0007
- **Zoning** I-1 Industrial
- **Parking** 165 Surface Spaces
- **2017 Taxes Payable** \$119,965
- **2018 Taxes Payable** \$124,864

### Building Features

- **Year Built** 1981
- **Clear Height** 19'
- **Dock Doors** 3
- **Drive-Ins** 1

### Sale Price

- \$4,190,000

### Rental Rates

- \$9.00 psf - Office
- \$4.50 psf Warehouse

### Spaces

#### MultiSource Manufacturing (leased through 12/31/2026)

28,512 SF Manufacturing/Warehouse

6,687 SF Office

35,199 SF Total

- One (1) Dock & One (1) Drive-in
- 100% Air Conditioned
- Triple net lease
- Two 5-year renewal options at 2.5% annual increases

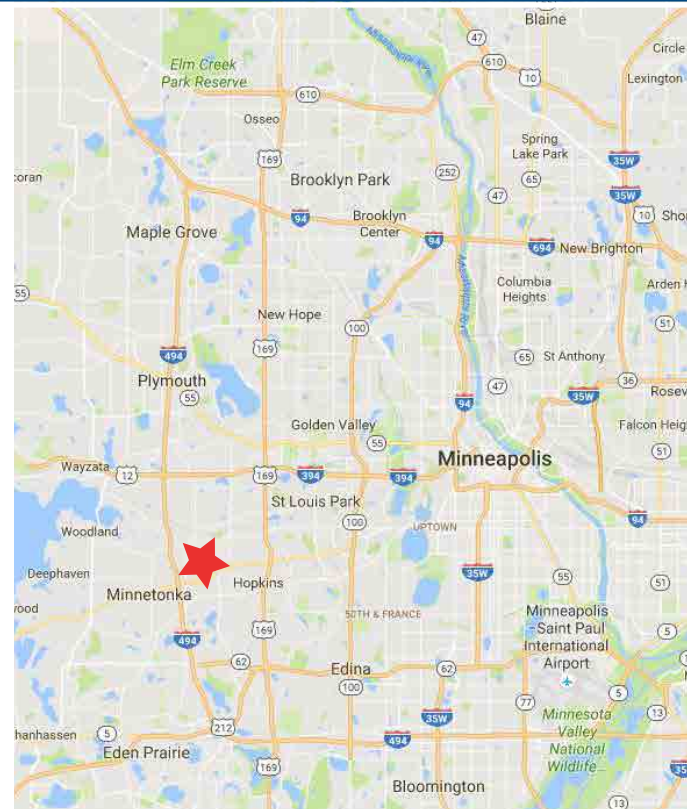
#### AVAILABLE SPACE

9,117 SF Office

5,971 SF Warehouse

15,088 SF Total

- Two (2) Dock Doors
- 100% Air Conditioned



### Contact Us

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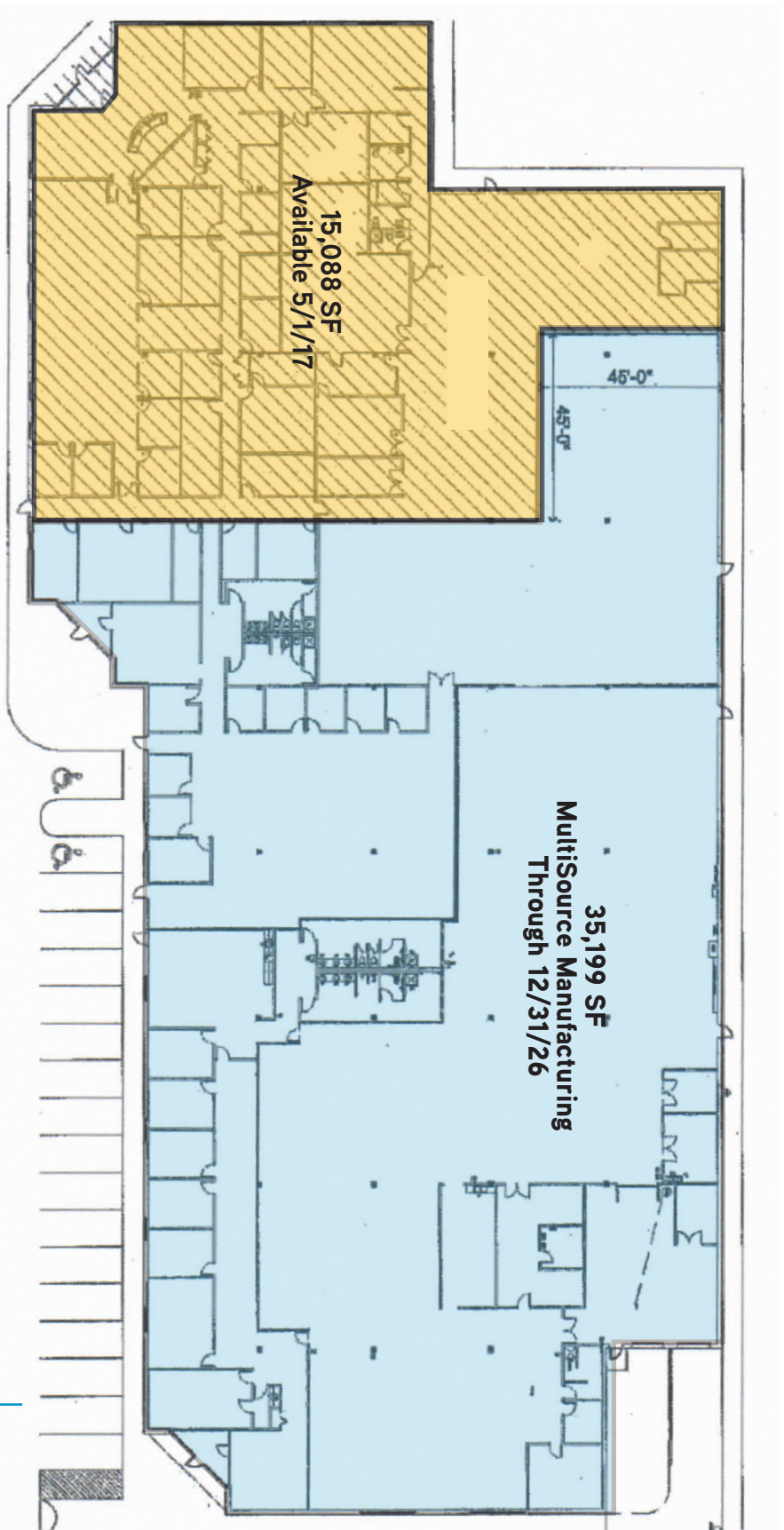
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## 10300-10320 Bren Road E | Minnetonka > Floor Plan



Contact Us

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