



6533 Flying Cloud Dr, Eden Prairie

Flying Cloud Business Center **for lease**

- Office/Warehouse building within the Golden Triangle
- 24' clear height
- Visibility to Highway 212
- Dock loading
- Excellent parking ratio
- Great access to I-494, US-169, US-212, and MN-62

Accelerating success.

Available:

31,905
SF



Access to I-494,
US-169, US-212
& MN-62



3.15/1,000
parking ratio

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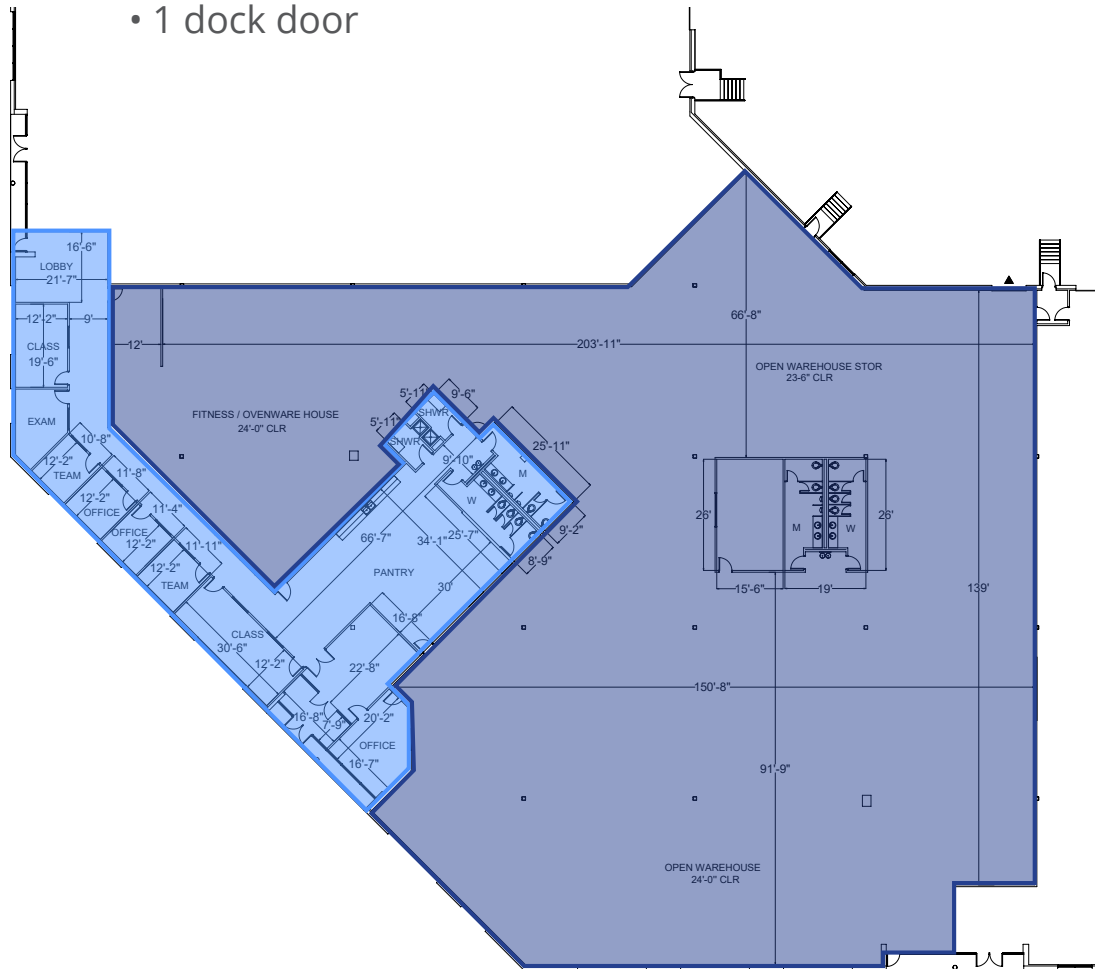
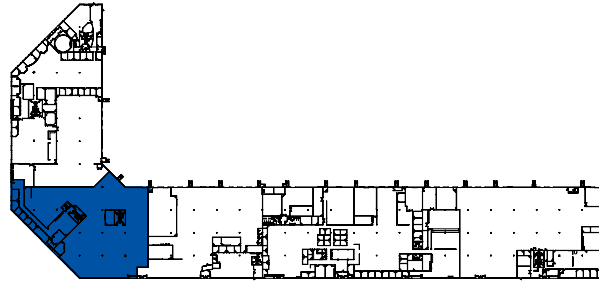
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Floor Plan

Suite 200

- 5,669 SF Office
- 26,236 SF Warehouse
- 31,905 SF Total**
- 1 dock door



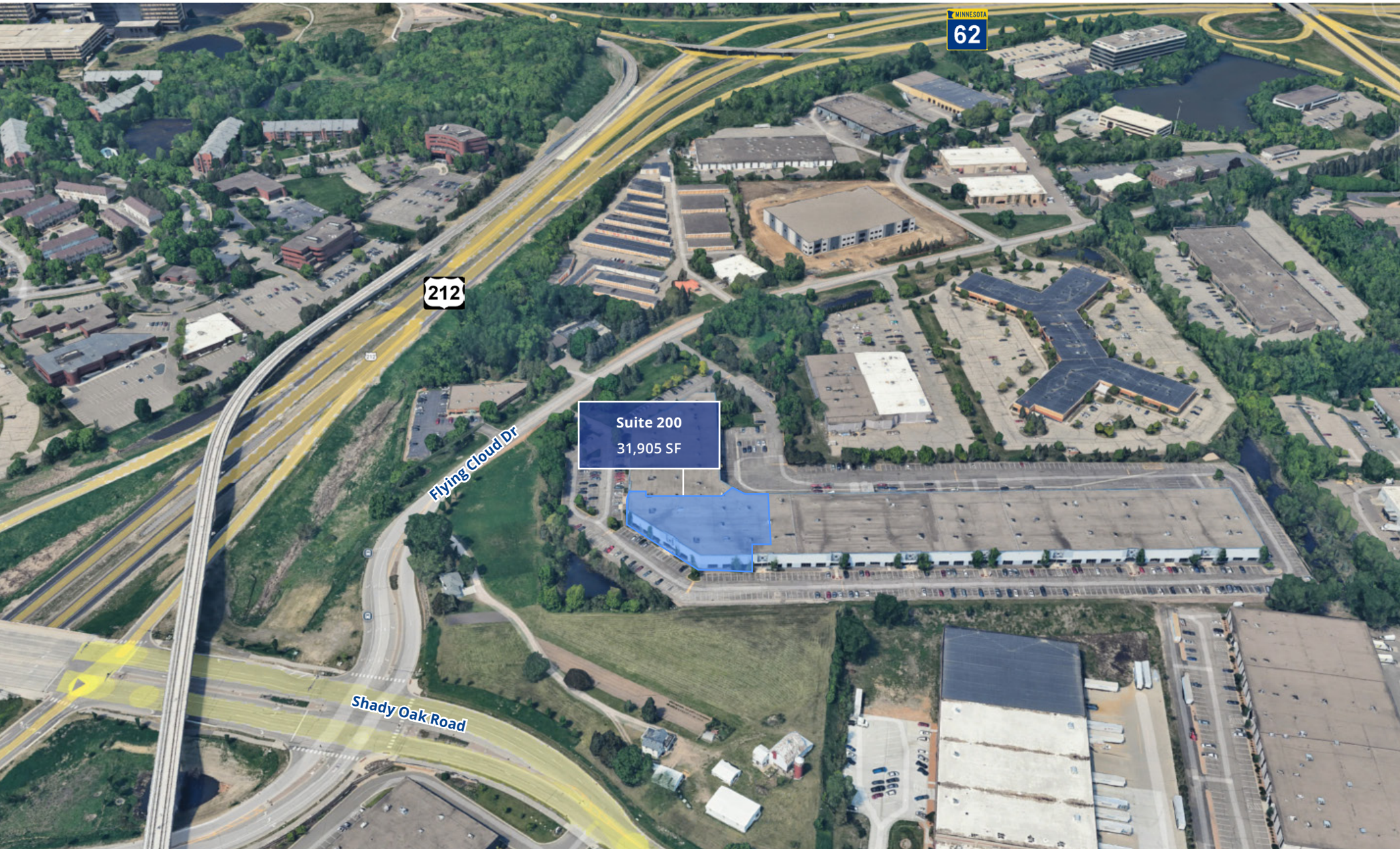
Features

Address:	6533 Flying Cloud Dr, Eden Prairie
Building SF:	204,000 SF
Clear Height:	24'
Parking:	664 stalls (3.15/1,000)
Available:	31,905 SF
Lease Rates:	Negotiable
Est. CAM/Tax (2026):	\$5.88 PSF
Suite 200 Power:	600 amps, 120/208 volt

Location

The Golden Triangle is prime real estate in the Southwest Metro, conveniently located to great retail areas with connections to major highways, including I-494, US-212, US-169, MN-62, and MN-5.

Site Aerial



Contact Us

Joe Owen CCIM, SIOR

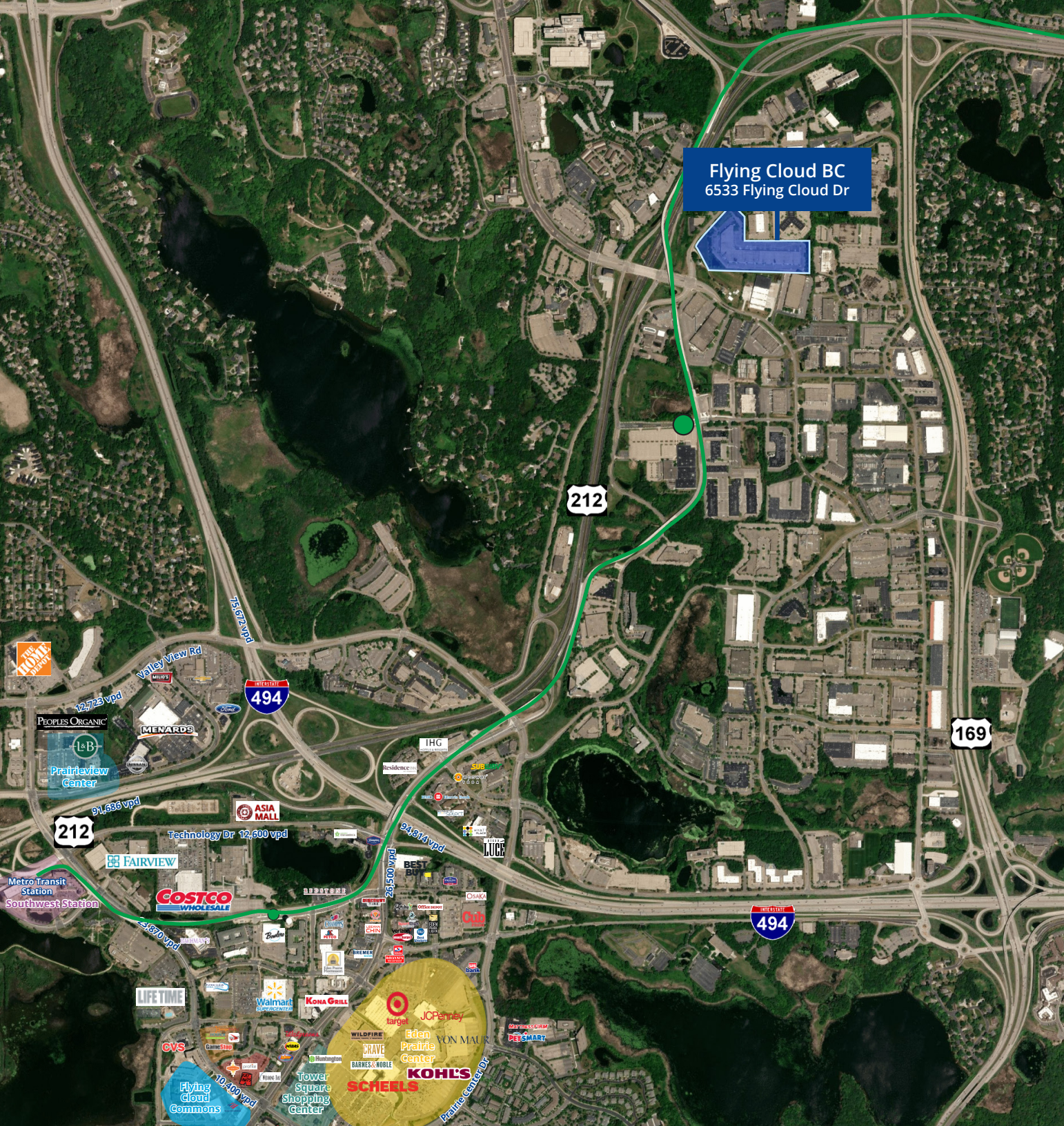
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