

OFFICE WAREHOUSE BUILDING FOR SALE >

6031 Culligan Way

Minnetonka, MN 55345



Accelerating success.



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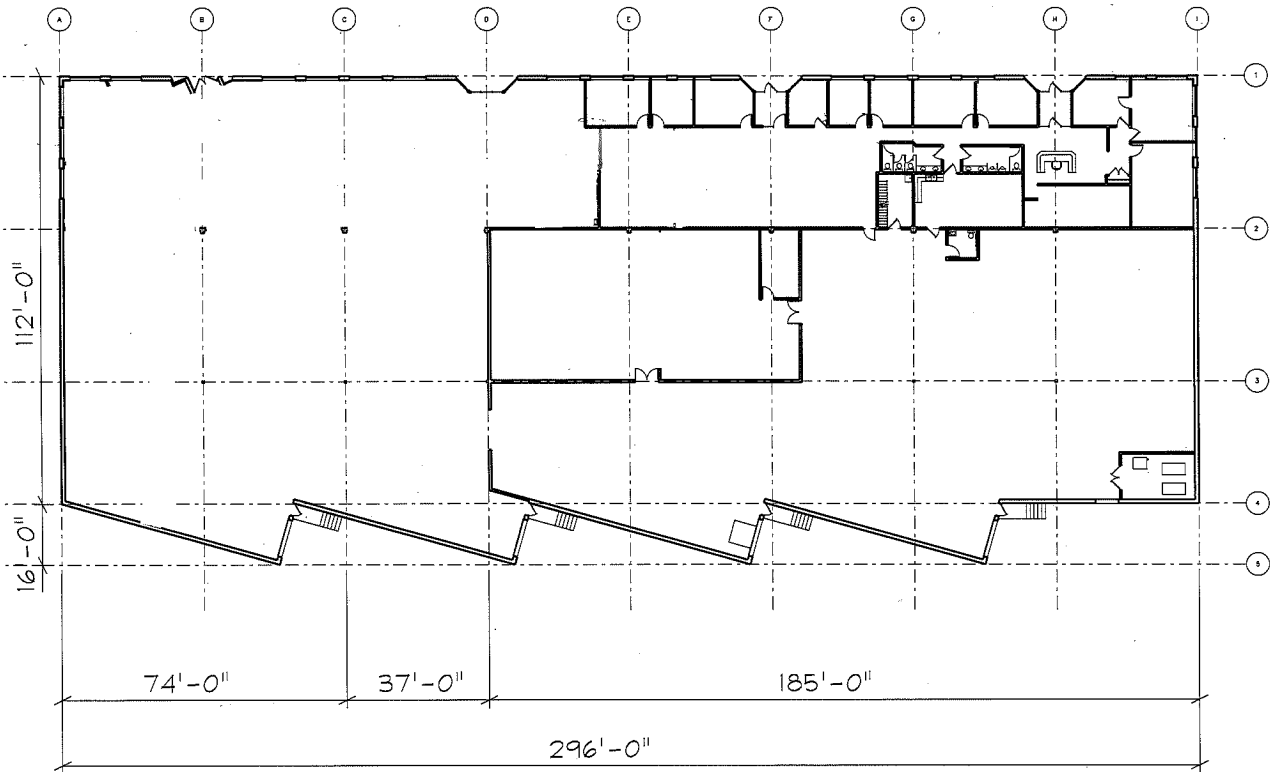
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6031 CULLIGAN WAY

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FLOOR PLAN



AERIAL



PROPERTY DESCRIPTION

6031 Culligan Way is a 35,109 square foot industrial building located in Minnetonka. This property has great access to Highway 62 and I-494, and can be utilized by either a single user or multiple tenants.

PROPERTY HIGHLIGHTS

- > Proximity to major freeways
- > Single or multi-tenant possibilities
- > 18' clear warehouse ceiling

BUILDING INFORMATION

Building Size	35,109 SF
SF Breakdown	6,246 sf office 3,240 sf tech space 25,623 sf warehouse
Sale Price	\$2,800,000
Site Size	2.72 acres
Ceiling Height	18' clear
2017 RE Taxes	\$72,586.56
Zoning	Industrial
Year Built	1985
Loading	Four (4) docks





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