

OFFICE WAREHOUSE BUILDING FOR LEASE >

6031 Culligan Way

Minnetonka, MN 55345



Accelerating success.



CONTACT US

Brad Bohlman SIOR
952 897 7733
brad.bohlman@colliers.com

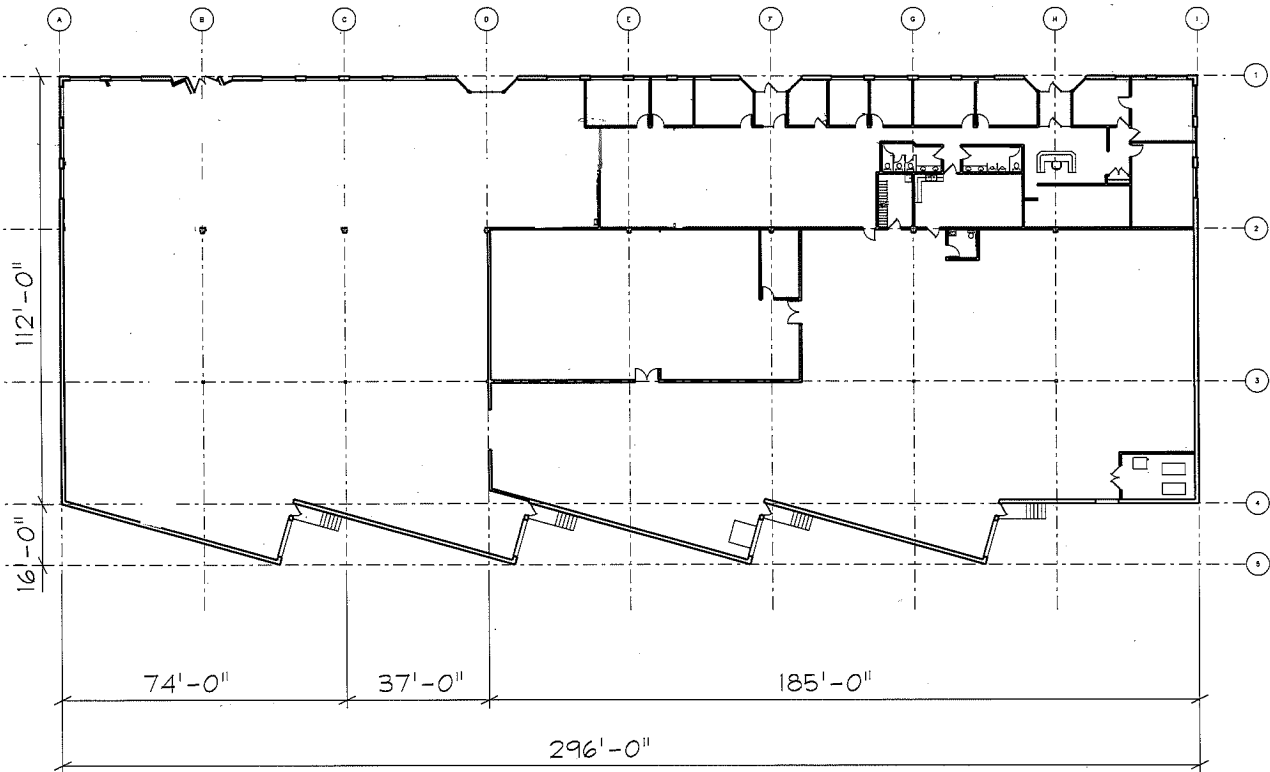
Russ Crawford
952 294 2127
russ@standardholdingsre.com



6031 CULLIGAN WAY

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FLOOR PLAN



AERIAL



BUILDING INFORMATION

Building Address	6031-6035 Culligan Way Minnetonka, MN 55345
Building SF	Approximately 35,109 sf
Available	Suite 6031 20,561 sf total 6,246 sf office 3,240 sf tech space 11,075 sf warehouse
Rates	\$10.00 psf office \$ 5.00 psf warehouse
2018 Est CAM & Taxes	\$1.54 psf CAM \$2.07 psf RE Taxes \$3.61 psf Total
Clear Height	18' clear
Power	480/277 volt, 120/208 amp, 3 phase, varies in each bay
Loading	2 dock doors
Construction	Concrete block, steel columns, beams and roof deck
Parking	Ample
Built	1985, 2018 renovated
Sprinkler	100% sprinklered
Extra Features	• Heavy power with numerous drop cords throughout • Good access to I-494 and Hwy 62





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Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343

colliers.com/msp

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