

OFFICE/INDUSTRIAL SPACE FOR SUBLEASE >

Maple Grove Distribution Center

8555 REVERE LANE N | MAPLE GROVE, MN 55369

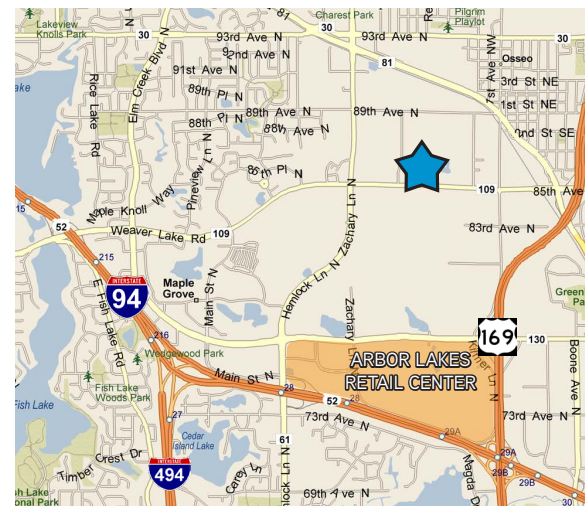


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BUILDING AMENITIES

- > **Class A 32' distribution space with motivated sublessor!**
- > Lease expiration of 10/31/2021 allows for short term occupancy or a longer term direct deal with Landlord
- > 8,171 SF finish office ready to go with abundant natural light on end-cap
- > 8 dock doors, 1 drive-in door with oversized truck court area
- > "I-Industrial" zoning is very flexible and allows for outside storage and trailer parking
- > Racking in place and ready for re-use
- > Outstanding access to Highway 169, I-94, 610 and Highway I-494
- > Minutes from Arbor Lakes Retail, numerous restaurants and hotel accommodations



CONTACT US >

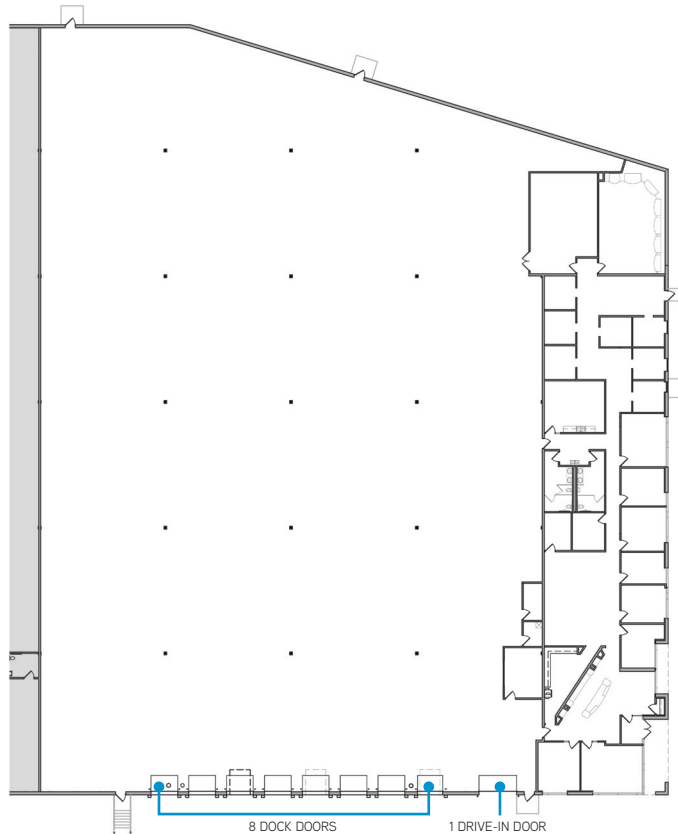
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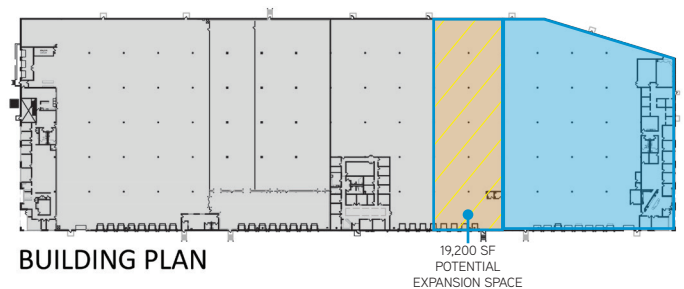
MAPLE GROVE DISTRIBUTION CENTER > FLOOR PLAN



AVAILABLE FOR LEASE

> SUITE 600

- > 8,171 SF Office
- > 37,331 SF Warehouse
- > 45,502 SF Total
- > 8 dock doors (4 with levelers)
- > 1 drive-in door



BUILDING PLAN

19,200 SF
POTENTIAL
EXPANSION SPACE

PROPERTY SPECIFICATIONS

BUILDING SF: 183,131 SF

AVAILABLE SF: 8,171 SF Office
37,331 SF Warehouse
45,502 SF Total

CLEAR HEIGHT: 32'

COLUMN SPACING: 40' x 40' typical, 44' loading bay depth

NET RENTAL RATES: \$3.00 PSF Blended*
*Gross free rent for qualified prospects!

2018 RE TAX & CAM: \$2.91 PSF

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RETAIL AMENITIES AERIAL >

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