

FOR LEASE

Office/Warehouse Space
Eden Prairie, Minnesota



CONTACT:

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6450 CARLSON DRIVE

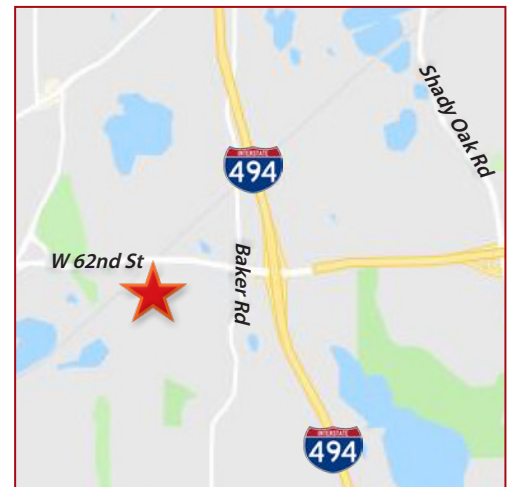
6450 Carlson Drive
Eden Prairie, Minnesota

FEATURES:

- ▶ Outstanding location with easy access from I-494 and W 62nd Street
- ▶ Wooded setting around building exterior
- ▶ Local ownership
- ▶ Hard to find space
- ▶ Potential expansion

BUILDING SPECIFICS:

- ▶ 42,239 square foot building
- ▶ Up to 36,885 square feet available
- ▶ Heavy power and loading
- ▶ 18' clear height



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TRUSTED. DEDICATED. EXPERIENCED.



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BUILDING SQUARE FEET:	42,239 square feet
AVAILABLE SQUARE FEET:	8,725 square feet office <u>28,160 square feet warehouse</u> 36,885 square feet total
RENTAL RATES:	\$9.75 per square foot office \$4.75 per square foot warehouse
2019 EST. TAX & CAM:	\$3.30 per square foot
CLEAR HEIGHT:	18'
LOADING:	5 dock doors
PARKING:	56 stalls
AVAILABLE:	February 1, 2020
COMMENTS:	<ul style="list-style-type: none">▶ Local ownership▶ Clean and well maintained▶ Hard to find industrial space▶ Convenient location

For further information contact:

PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE

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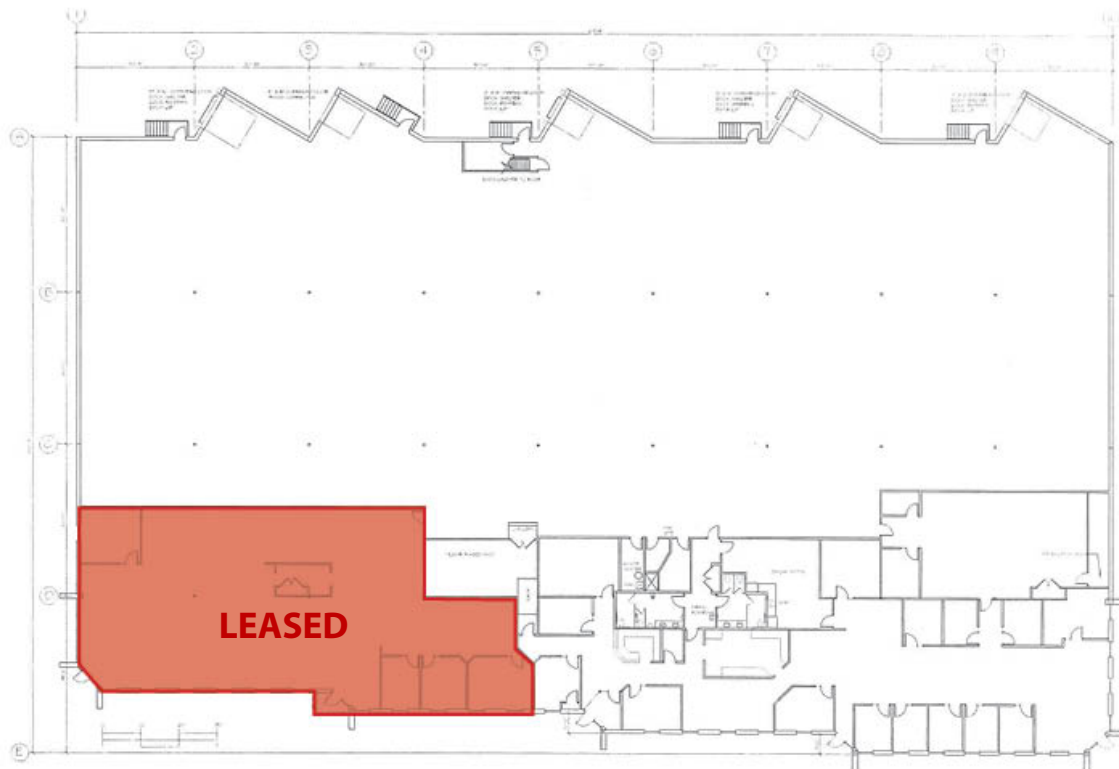
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◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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Available Sq. Ft.: 36,885 SF

