



7500 GOLDEN TRIANGLE DRIVE
7500 Golden Triangle Drive • Eden Prairie, MN



High-end production space.

PROPERTY INFORMATION

- 93,524 sf available
- 16,040 sf office space
- 58,484 sf warehouse/ production space
- 19,000 sf mezzanine warehouse space
- 1 drive-in door, 3 dock door
- 18' clear height
- Available 10/1/2010
- Ample parking available
- 100% air conditioned
- 3,200 amps @ 277/480
- Easy access to Hwy. 494 & Hwy. 169

SALE INFORMATION

- Asking price: \$45.00/sf, \$4,208,580.00



AVAILABLE | INDUSTRIAL

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BUILDING SIZE: 93,524 total sf
AVAILABLE SPACE: 93,524 total sf available
 16,040 sf office space
 58,484 sf warehouse space
 19,000 sf mezzanine warehouse space

PROPOSED OCCUPANCY: Available 10/1/2010
CLEAR HEIGHT: 18'
PARKING: 2.25/1000 sf
BASE RENTS: \$8.50/sf office, \$4.50/sf warehouse, \$2.00/mezz.
OPERATING EXPENSES: \$2.40/sf for 2010
UTILITIES: Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.

NOTES: Available for sale or lease. Sale price is \$4,208,580.00 or \$45.00 psf. Features 3,200 amps of power, 100% HVAC and high-end production space.

