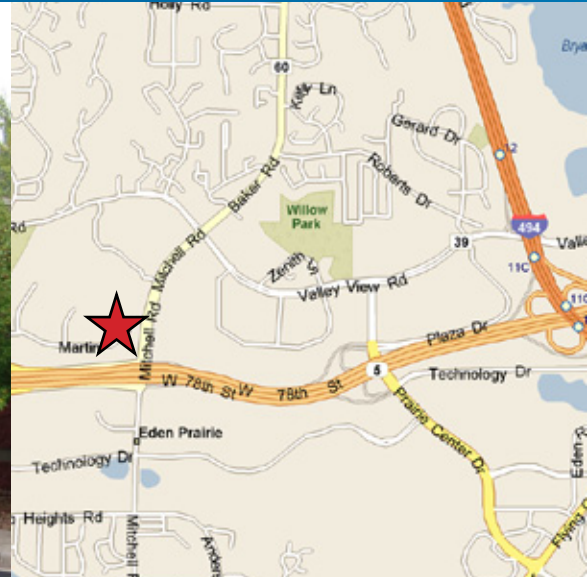


FOR LEASE › WAREHOUSE/PRODUCTION SPACE

14530 Martin Drive

14530 MARTIN DRIVE, EDEN PRAIRIE, MN



For Lease › Warehouse/Production Space

17,222 square foot warehouse/production building. Air conditioned production space. Easy access and great visibility to Highway 5.

Building Amenities

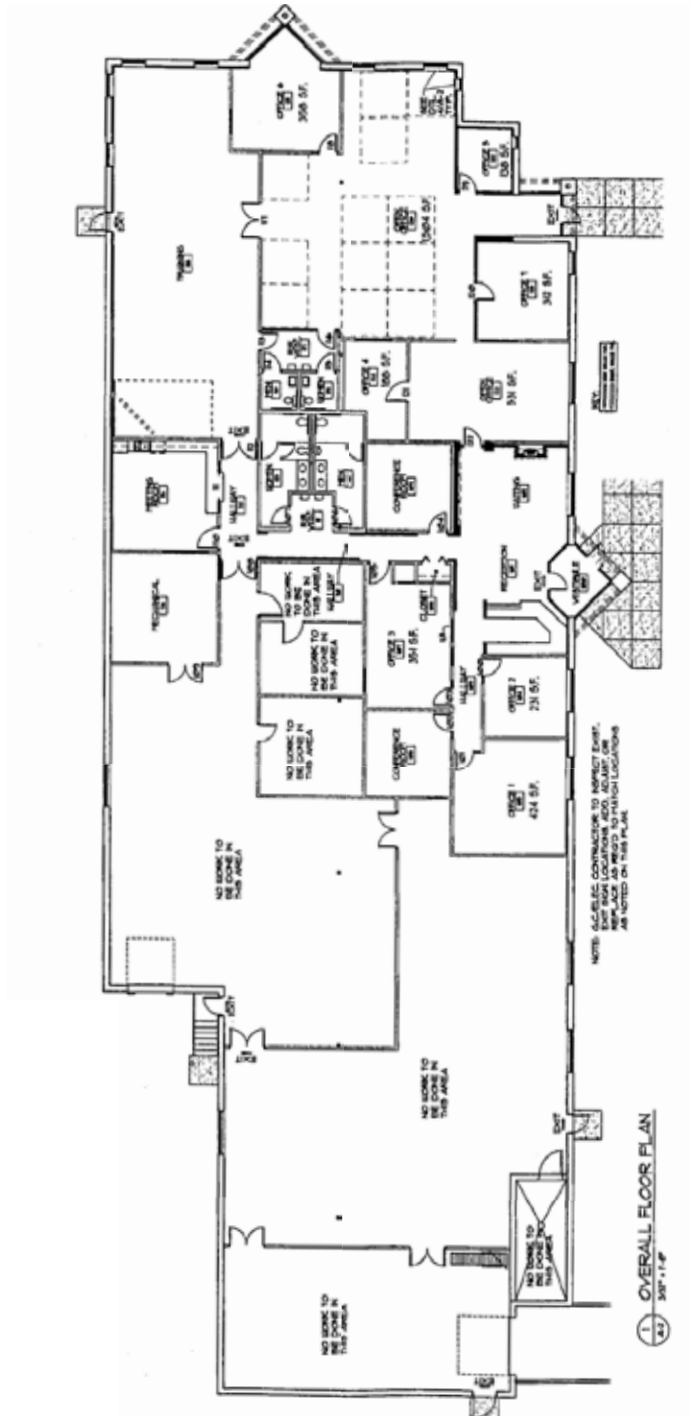
- › 17,222 square foot warehouse/production building
- › Spaces from 3,500 - 17,222 square feet available
- › 14' clear height
- › Dock and drive-in doors
- › Ample parking
- › Outstanding image
- › New roof in 2011
- › Easy access and great visibility to Highway 5
- › Air conditioned production space

Contact Us

BRIAN NETZ
952 897 7736
MINNEAPOLIS, MN
brian.netz@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

14530 Martin Drive > Floor Plan



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PROPERTY FACT SHEET
14530 Martin Drive



PROPERTY ADDRESS:

14530 Martin Drive
Eden Prairie, MN

LOT SIZE:

1.95 acres

BUILDING SQUARE FEET:

17,222 square feet total

PID NUMBER:

0911622440046

CURRENTLY AVAILABLE:

OPTION 1:

17,222 square feet total
9,613 square feet office
7,609 square feet warehouse
• One (1) dock, one (1) drive-in

ZONING:

I-2 Industrial Park

POWER:

400 Amps/208 Volts/3 Phase

OPTION 2:

11,646 square feet total
4,037 square feet office
7,609 square feet warehouse
• One (1) dock, one (1) drive-in

PARKING:

2.84/1,000 ratio

NET RENTAL RATES:

\$9.75 per square foot office
\$4.75 per square foot production/
warehouse

OPTION 3:

5,837 square feet total
5,837 square feet of whse/prod
• One (1) dock, one (1) drive-in

2012 EST. CAM & REAL ESTATE TAX:

\$1.29 per square foot CAM
\$2.53 per square foot real estate taxes
\$3.82 per square foot total

CLEAR HEIGHT:

14'

AMENITIES:

- Class A level build-out finishes
- End-cap suite
- Air conditioning in production space
- Ample parking
- New roof in 2011
- Building is also available for sale

YEAR BUILT:

1993



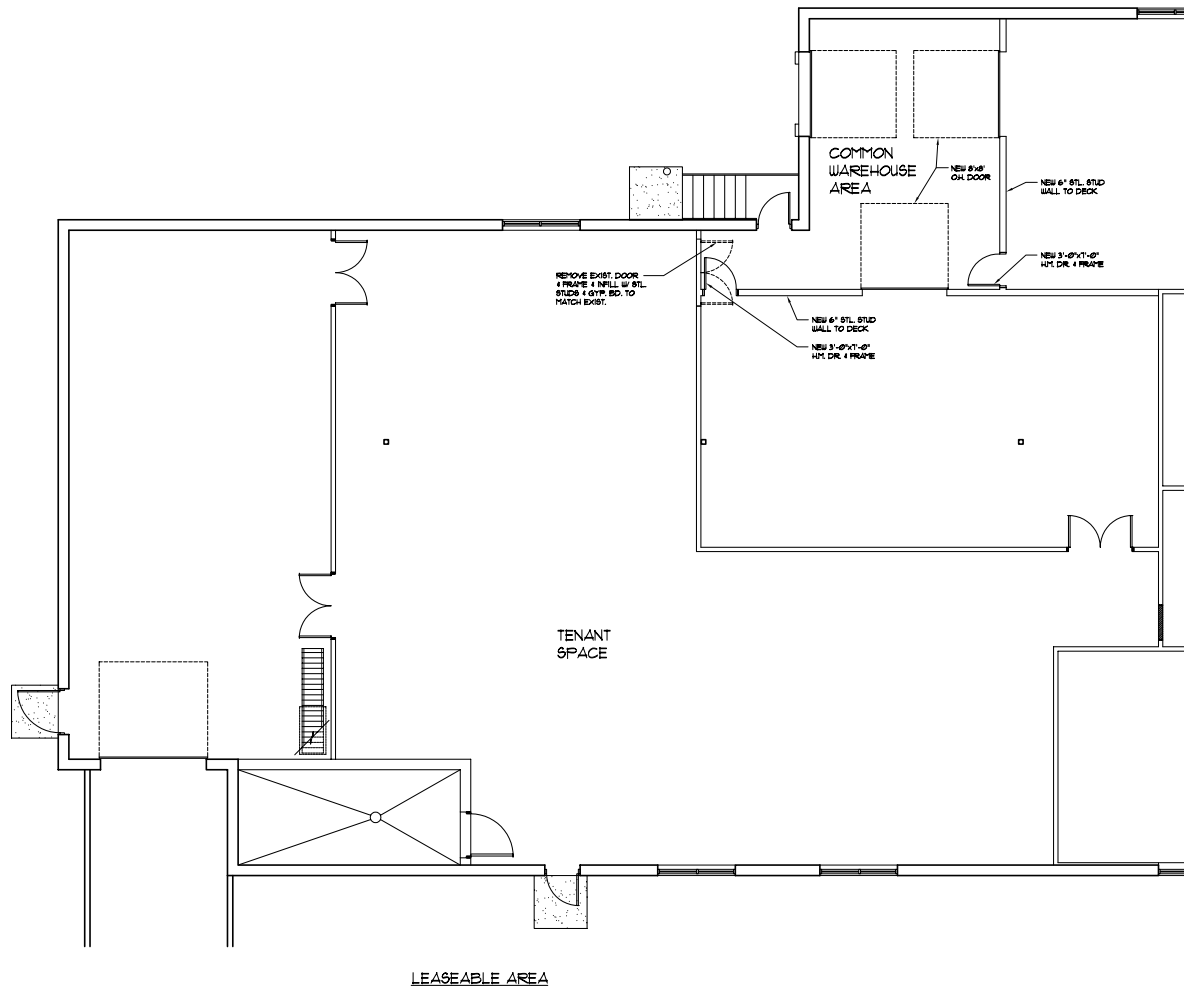
For Leasing Information, Contact:

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