

WELSH

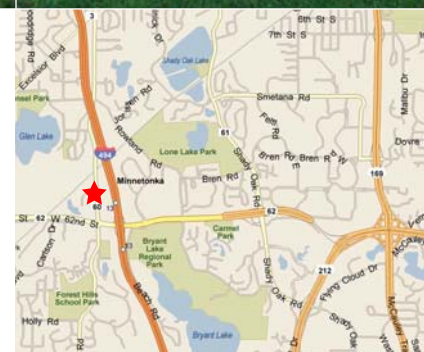


INNOVATION FROM THE GROUND UP

# For Sale or Lease

6009 Culligan Way  
Minnetonka, Minnesota

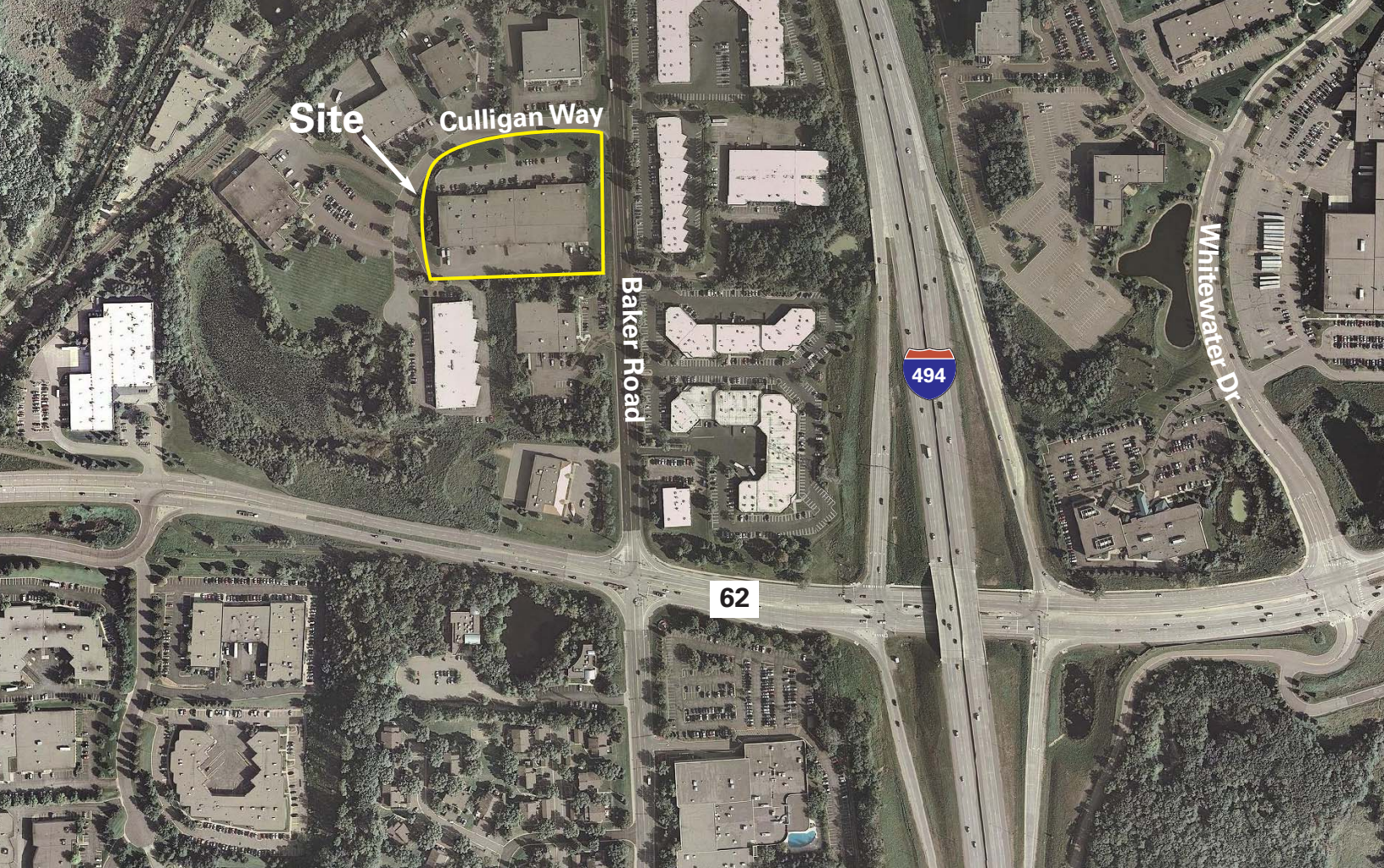
- 64,214 square foot office/warehouse facility
- 18' clear height
- Dock doors
- Located just two blocks from I-494 and Crosstown 62
- Individual entrance and exterior signage
- Situated on 3 acres



For more information contact:

Judd Welliver  
952.897.7854  
jwelliver@welshco.com

**NAIWELSH**



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Judd Welliver  
952.897.7854  
jwelliver@welshco.com



## 6009 Culligan Way For Sale or Lease

**Building Address:**

6009 Culligan Way  
Minnetonka, Minnesota

**Judd Welliver**

- 952.897.7854
- [jwelliver@welshco.com](mailto:jwelliver@welshco.com)

**Building Square Feet:**

Approximately 64,214 square feet total  
Approximately 15,500 square feet office  
Approximately 48,714 square feet whse

[www.welshco.com](http://www.welshco.com)

**Loading:**

10 Docks  
2 Drive-ins

**Clear Height:**

18' clear

4350 Baker Road, Suite 400  
Minnetonka, MN 55343

**Sale Price:**

\$3,550,000

Tel: 952.897.7700

**Lease Rates:**

\$8.50 psf office  
\$4.50 psf warehouse

Fax: 952.842.7700

**Currently Available:**

**Option 1:**

53,944 square feet total  
13,820 square feet of office  
40,124 square feet of warehouse

- Eight (8) docks
- Two (2) drive-in doors

**Option 2:**

44,034 square feet total  
12,802 square feet of office  
31,232 square feet of warehouse

- Seven (7) docks
- One (1) drive-in door



## 6009 Culligan Way For Sale or Lease

### Option 3:

33,371 square feet total  
9,567 square feet of office  
23,804 square feet of warehouse  
• Six (6) docks

### Judd Welliver

- 952.897.7854
- [jwelliver@welshco.com](mailto:jwelliver@welshco.com)

### Option 4:

22,696 square feet total  
6,395 square feet of office  
16,301 square feet of warehouse  
• Four (4) docks

[www.welshco.com](http://www.welshco.com)

### Option 5:

9,910 square feet total  
1,018 square feet of office  
8,892 square feet of warehouse  
• One (1) dock  
• One (1) drive-in

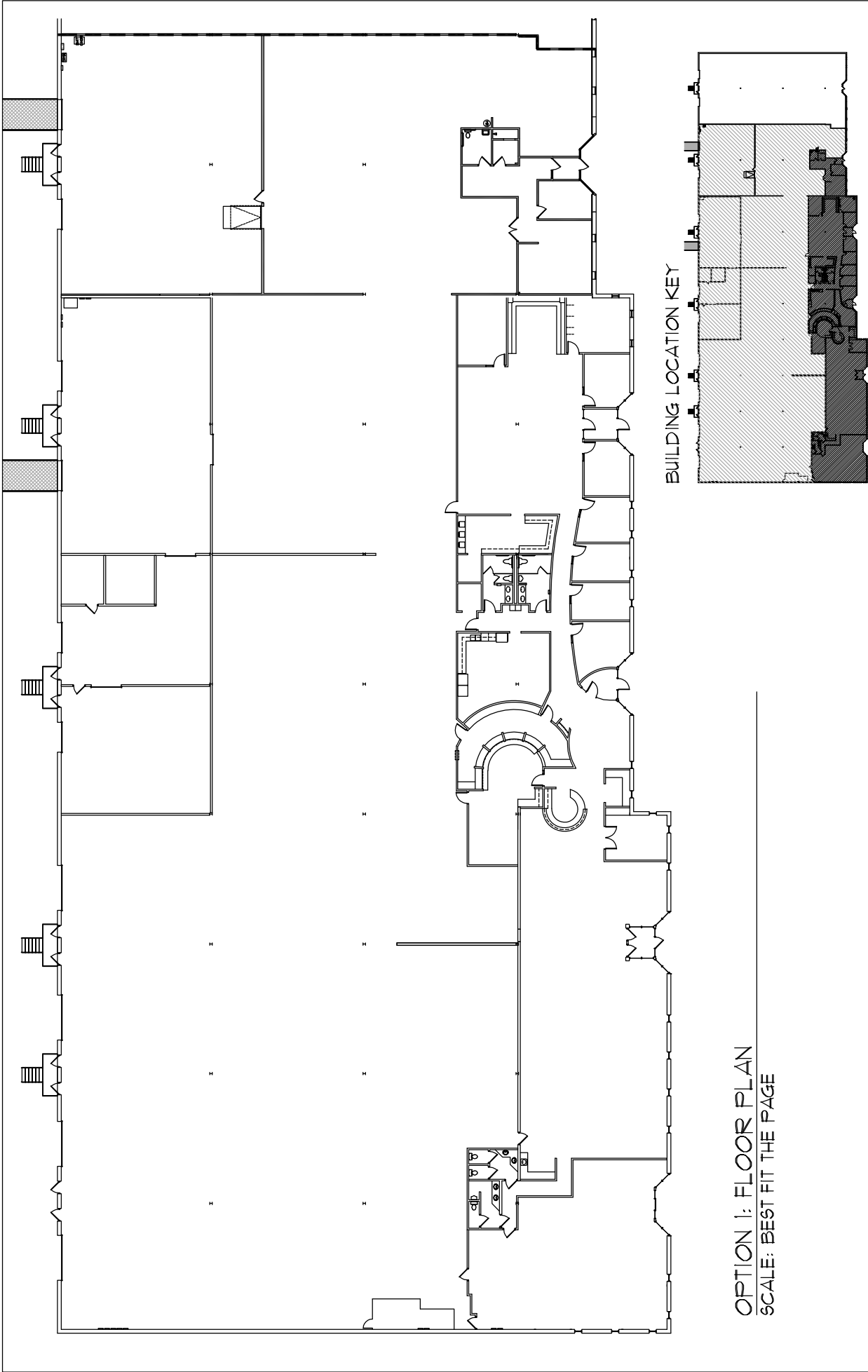
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
Tel: 952.897.7700  
Fax: 952.842.7700

### 2011 (est.) CAM & Real Estate Tax:

\$2.75 psf total

### Amenities:

- Well maintained office/warehouse facility
- Two blocks from I-494 and Hwy. 62



OPTION 1: FLOOR PLAN  
SCALE: BEST FIT THE PAGE

Leased By:

**WELSH**  
COMPANIES

Contact:  
Judd Welliver (952) 897-7854

6001 Culligan Way  
Minnetonka, MN 55345

Square Footage:

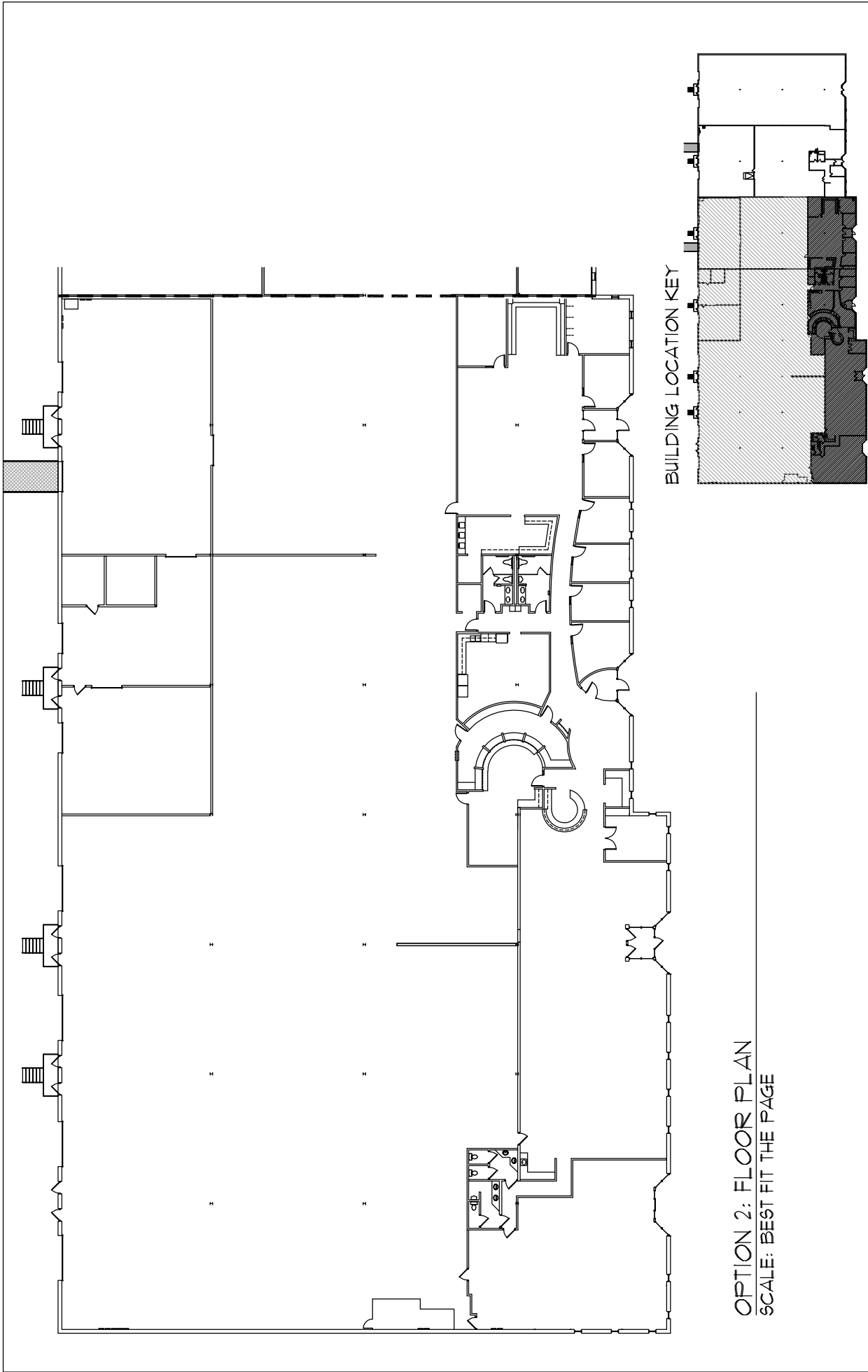
Office = 13,820 Sq. Ft.

Whse. = 40,124 Sq. Ft.

Total = 53,944 Sq. Ft.

**GENESIS**  
ARCHITECTURE

4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
952.897.7874 Fax: 952.897.7740



**OPTION 2: FLOOR PLAN**  
**SCALE: BEST FIT THE PAGE**

Lensed By:

**WELSH**  
**COMPANIES**

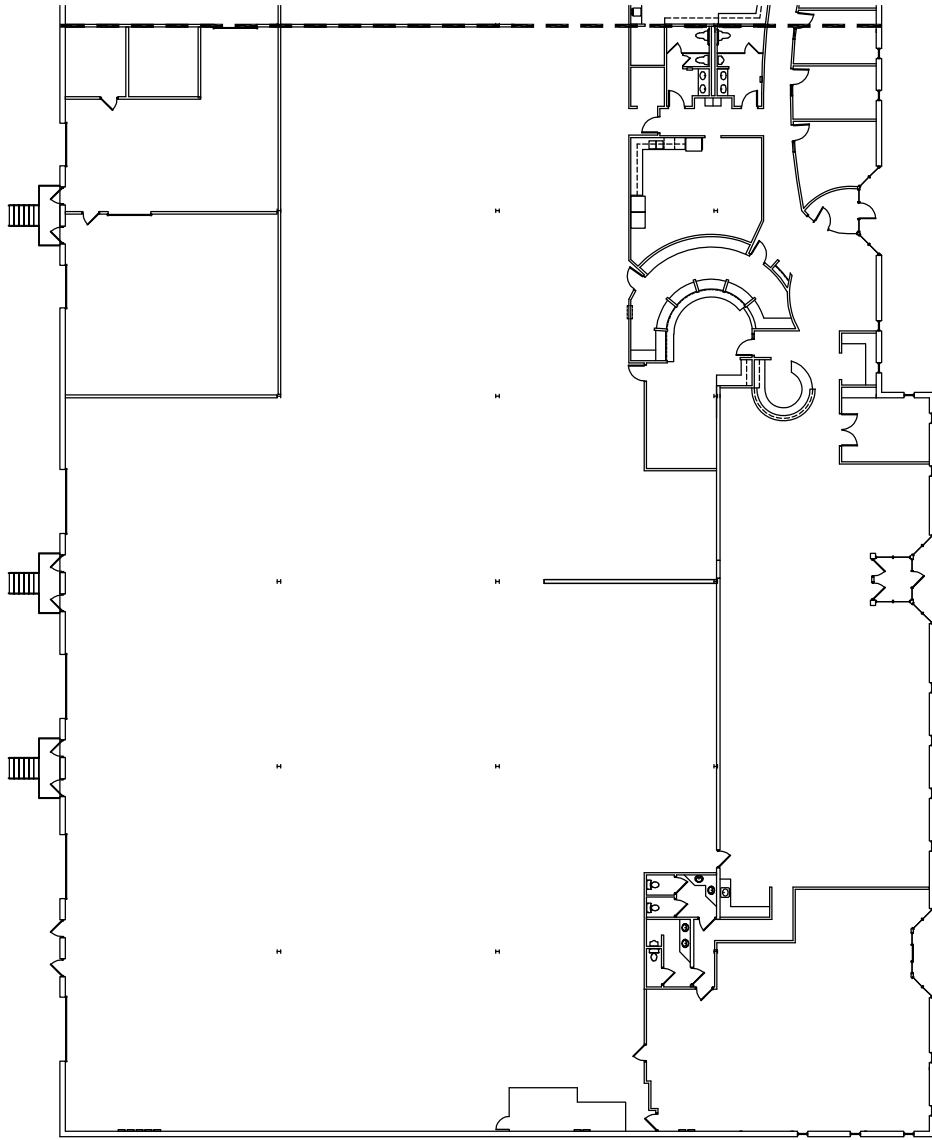
Contact:  
 Judd Welliver (952) 897-7854

**6001 Culligan Way**  
**Minnetonka, MN 55345**

Square Footage:  
 Office = 12,802 Sq. Ft.  
 Whse. = 31,232 Sq. Ft.  
 Total = 44,034 Sq. Ft.

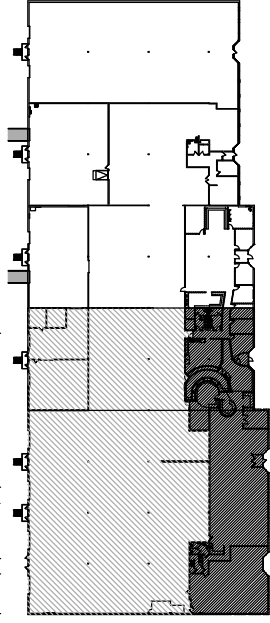
**GENESIS**  
**ARCHITECTURE**

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 Minnetonka, MN 55345  
 952.897.7874 Fax: 952.897.7740



OPTION 3: FLOOR PLAN  
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BUILDING LOCATION KEY

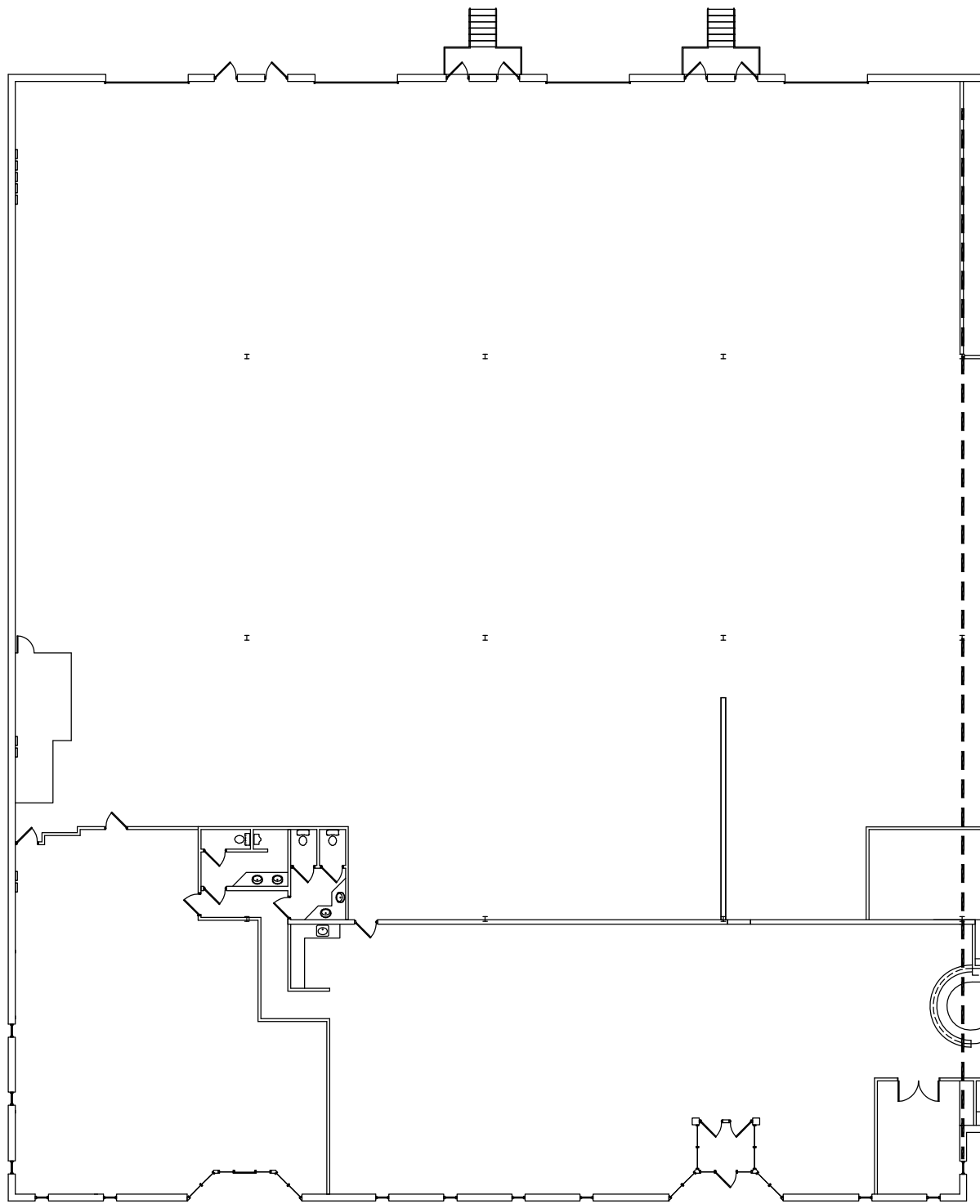


Lensed By:

**6001 Culligan Way**  
**Minnetonka, MN 55345**  
 Square Footage:  
 Office = 9,567 Sq. Ft.

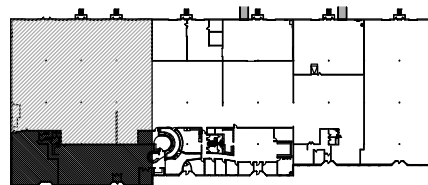
**WELSH**  
 COMPANIES

**GENESIS**  
 ARCHITECTURE



OPTION 4: FLOOR PLAN  
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BUILDING LOCATION KEY



**GENESIS**  
 ARCHITECTURE

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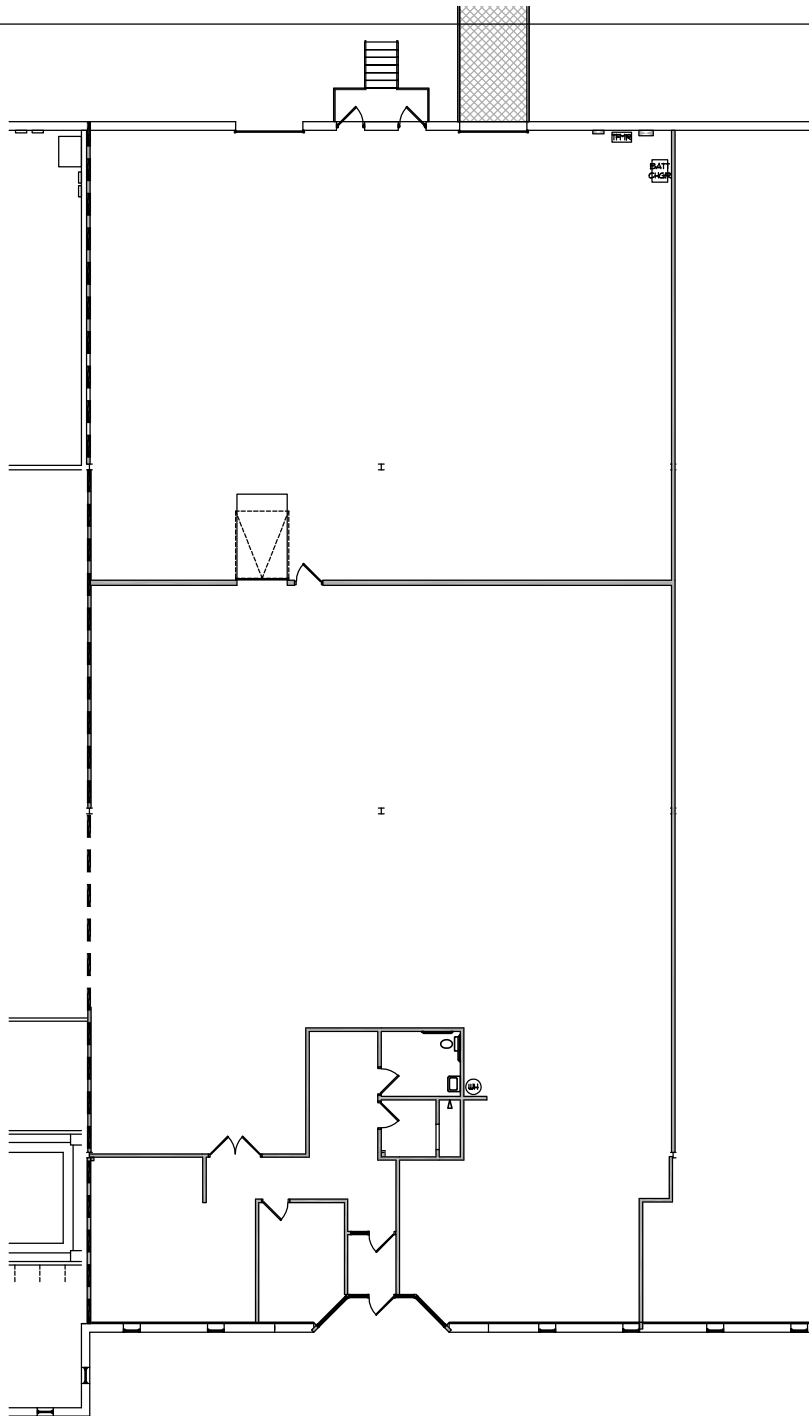
**6001 Culligan Way**  
**Minnetonka, MN 55345**

**Square Footage:**  
**Office = 6,395 Sq. Ft.**  
**Whse. = 16,301 Sq. Ft.**  
**Total = 22,696 Sq. Ft.**

*Lensed By:*

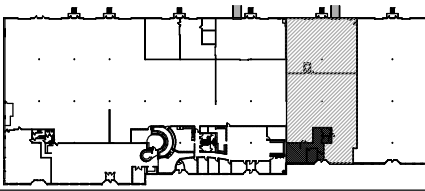
**WELSH**  
 COMPANIES

*Contact:*  
 Judd Welliver (952) 897-7854



OPTION 5: FLOOR PLAN  
 SCALE: BEST FIT THE PAGE

BUILDING LOCATION KEY



**6001 Culligan Way**  
**Minnetonka, MN 55345**  
 Square Footage:  
 Office = 1,018 Sq. Ft.  
 Whse. = 8,892 Sq. Ft.  
 Total = 9,910 Sq. Ft.

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