

FOR LEASE 51,842 SF



→ OVERVIEW

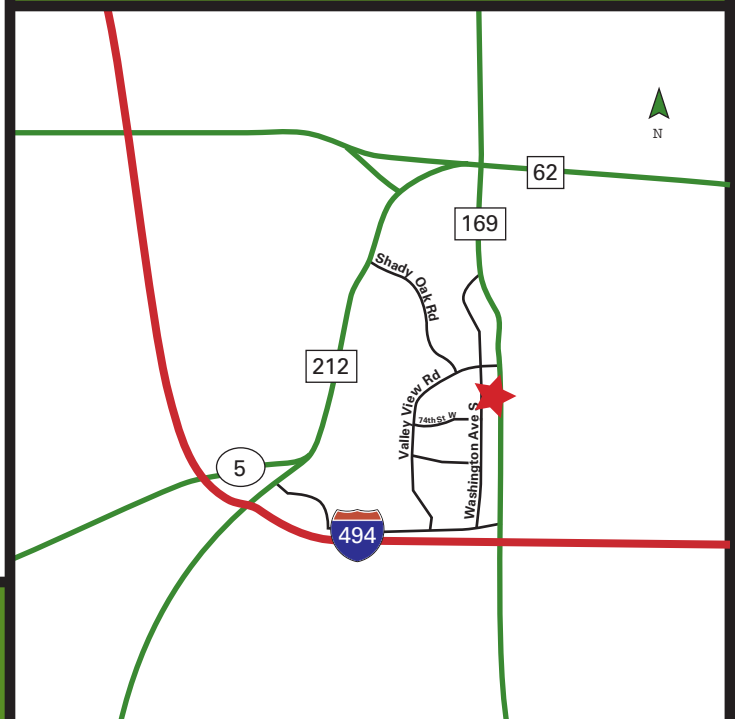
Available now! Edina Twins is a functional industrial building offered for lease:

- Outstanding location with easy access to Highway 169, I-494, Crosstown 62 and Highway 212

→ PROPERTY STATISTICS

Building SF	51,842 SF
Ceiling Height	18'
Loading	Dock high loading
Parking	45 parking spaces
Leasing Rates	\$8.50 psf net office \$4.50 psf net whse.
2011 (est.) CAM & Taxes	\$3.36 psf

**7251-7329 Washington Ave S
Edina, MN**



FIRST INDUSTRIAL REALTY TRUST

7625 Golden Triangle Drive, Suite T, Eden Prairie, MN 55344
T: (952)943-2700 F: (952)943-8778 www.firstindustrial.com



7251-7329 Washington Ave S
Edina, MN

FOR LEASE 51,842 SF



→ CONTACT

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FOR LEASE

EDINA TWINS 7251-7329 Washington Ave S Edina, Minnesota

Building Square Feet:	51,842 square feet total
Currently Available:	
Suite 7313	3,410 square feet total 1,296 square feet of office 2,114 square feet of warehouse
Suite 7315	3,173 square feet total 737 square feet of office 2,436 square feet of warehouse
Suites 7313-7315	6,583 square feet total 2,033 square feet of office 4,550 square feet of warehouse
Suite 7329	6,500 square feet total 1,760 square feet of office 4,740 square feet of warehouse
Ceiling Height:	18' clear
Loading:	Each suite has one (1) dock door
Rental Rates:	\$8.50 psf office/\$4.50 psf warehouse
2011 (est.) CAM & Real Estate Taxes:	\$1.51 per square foot for CAM <u>\$1.84 per square foot for real estate taxes</u> \$3.36 per square foot total

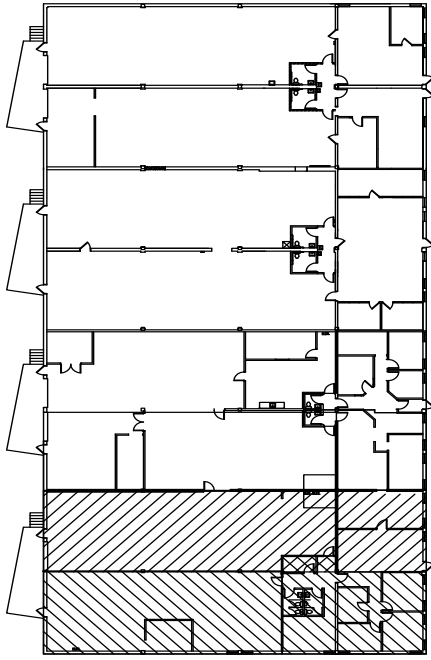
FOR MORE
INFORMATION, CALL:



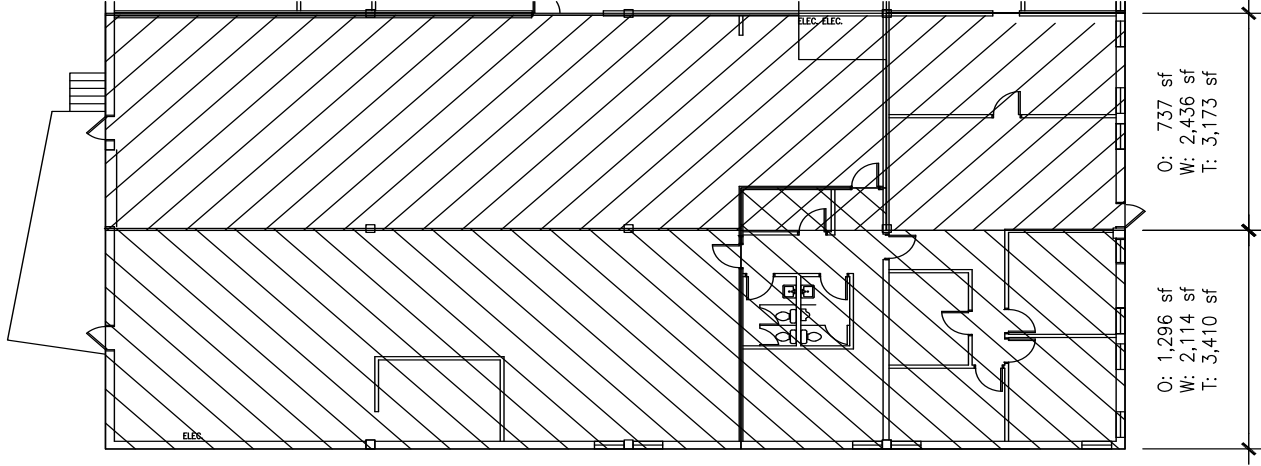
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2 KEY PLAN
NOT TO SCALE



1 VACANCY FLOOR PLAN
1/16"=1'-0"

Floor Plan

Scale: As Noted
Date: 12/01/08

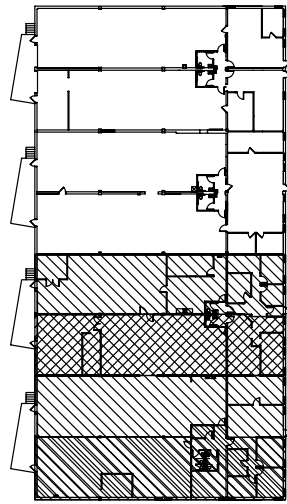
EDINA TWINS SOUTH

7301-7329 Washington Ave., South
Edina, MN

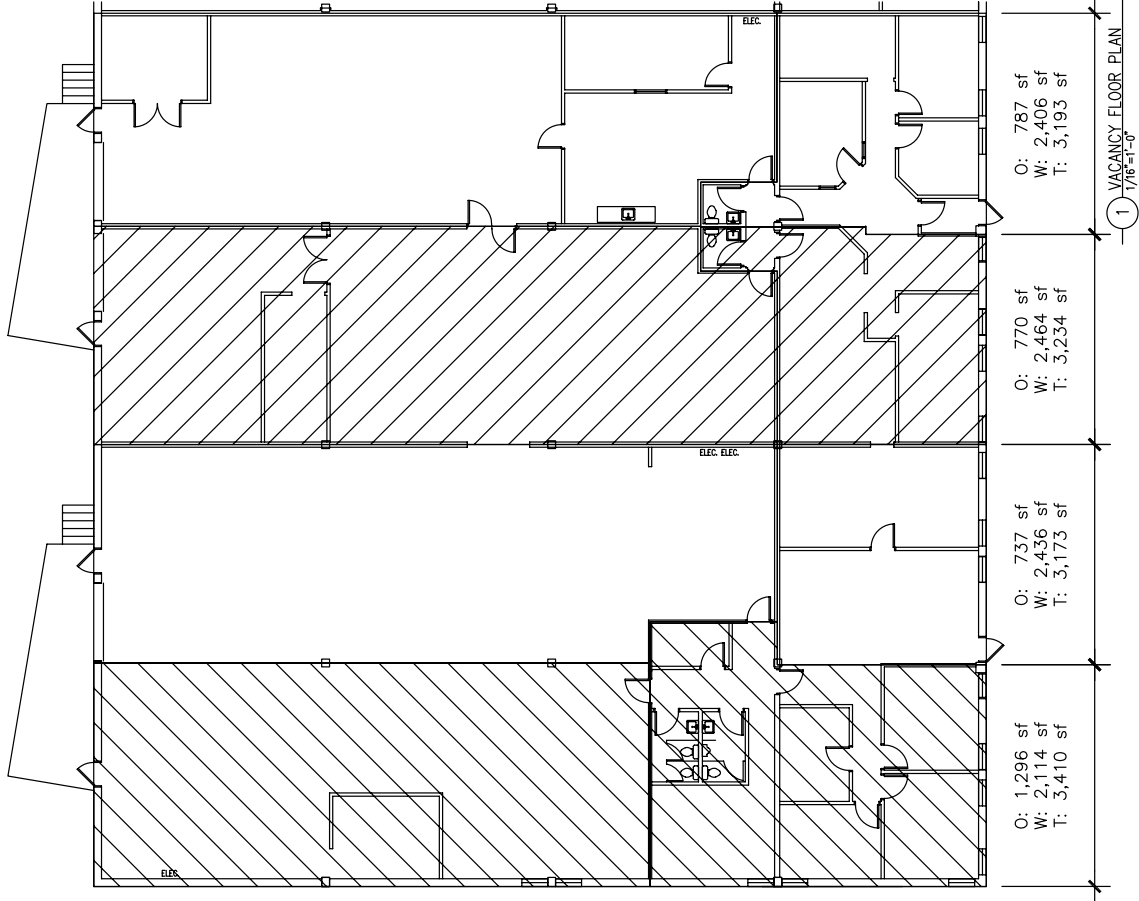


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Eden Prairie, MN 55344





2 KEY PLAN
NOT TO SCALE



1 VACANCY FLOOR PLAN
7/16/11-0

Floor Plan

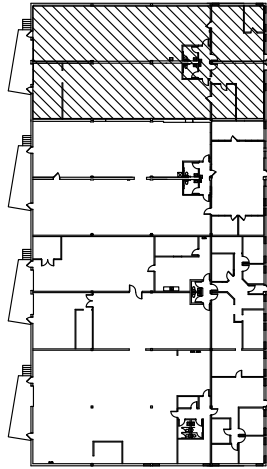
Scale: As Noted
Date: 12/01/08

EDINA TWINS SOUTH
7301-7329 Washington Ave., South
Edina, MN

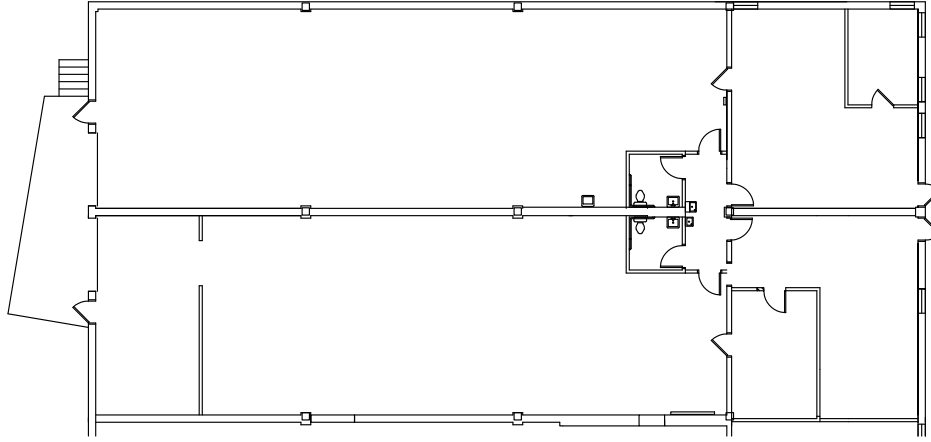
FIRST INDUSTRIAL REALTY TRUST
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Eden Prairie, MN 55344

Office: 3,590 sf
Warehouse: 9,420 sf
Total SF: 13,010 sf





② KEY PLAN
NOT TO SCALE



① VACANCY FLOOR PLAN
1/8"=1'-0"

Floor Plan

Scale: As Noted
Date: 05/09/11

EDINA TWINS SOUTH
7301-7329 Washington Ave., South
Edina, MN



Office: 1,760 sf
Warehouse: 4,740 sf
Total: 6,500 sf

