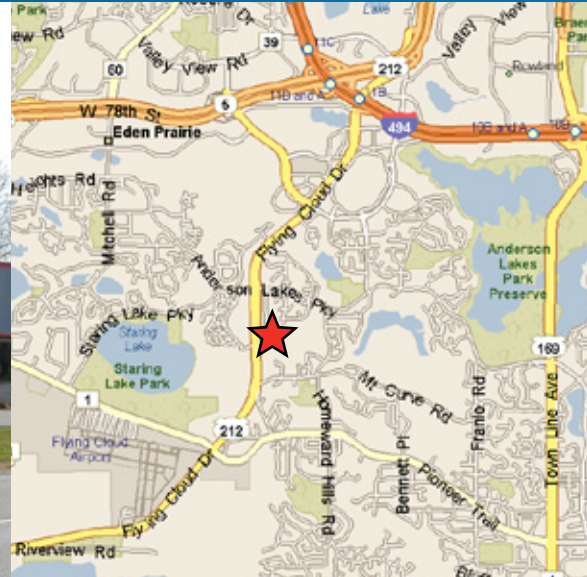


FOR LEASE > OFFICE/WAREHOUSE SPACE



Modern Auto Building

9057 FLYING CLOUD DRIVE, EDEN PRAIRIE, MINNESOTA



For Lease > Office/Warehouse Space

29,000 square foot office/warehouse building with great access to Highway 212 & I-494. Building offers floor drains, flammable waste trap and air make-up unit. Monument signage available.

Building Amenities

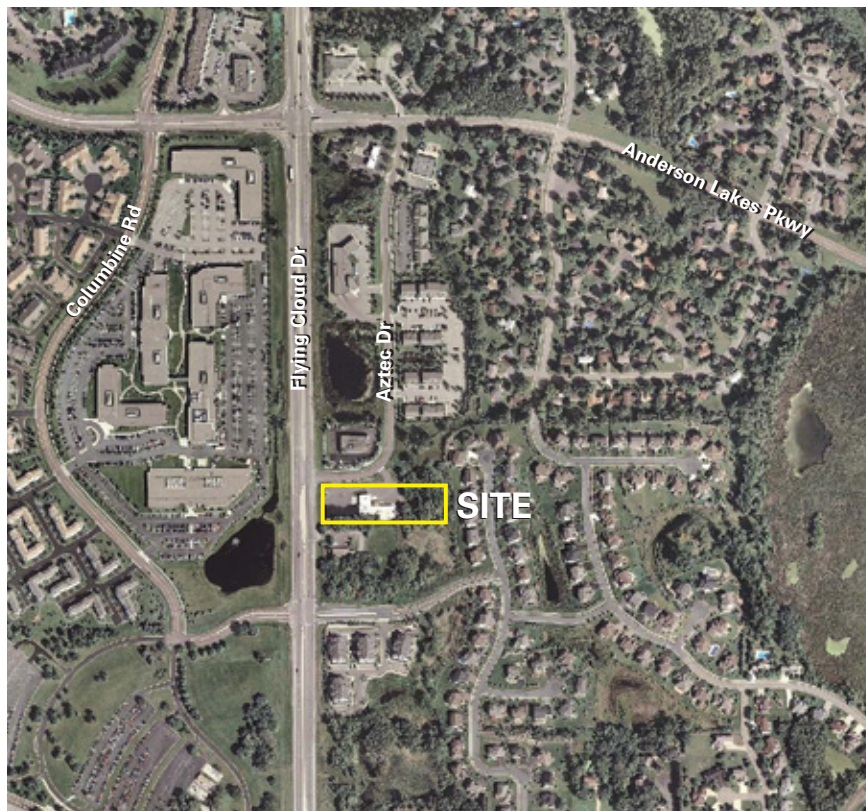
- > 29,000 square foot office/warehouse building
- > 19,810 square feet available (divisible)
- > 15' clear height
- > Four drive-in doors (14' high)
- > Zoned I-2
- > Floor drains, flammable waste trap and air make-up unit in place
- > Monument signage available
- > Close to many area amenities
- > Great access to Highway 212 & I-494

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

Modern Auto Building > Aerial



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PROPERTY FACT SHEET

Modern Auto Building



PROPERTY ADDRESS:

9057 Flying Cloud Drive
Eden Prairie, Minnesota

CURRENTLY AVAILABLE:

5,690 square feet total
675 square feet of office
5,015 square feet warehouse

LOADING:

- One (1) drive-in

CLEAR HEIGHT:

15'

PARKING:

4:1,000 per square foot

ZONING:

I-2, Industrial

YEAR BUILT:

1960

RENTAL RATE:

\$4.50 per square foot

2011 (EST) CAM & REAL ESTATE TAXES:

\$0.95 per rentable square foot CAM
\$1.30 per rentable square foot taxes
\$2.25 per rentable square foot total

AMENITIES:

- Zoned I-2
- Monument signage available
- Floor drains, flammable waste trap and air make-up unit in place
- Space currently used as an autobody shop



For Leasing Information, Contact:

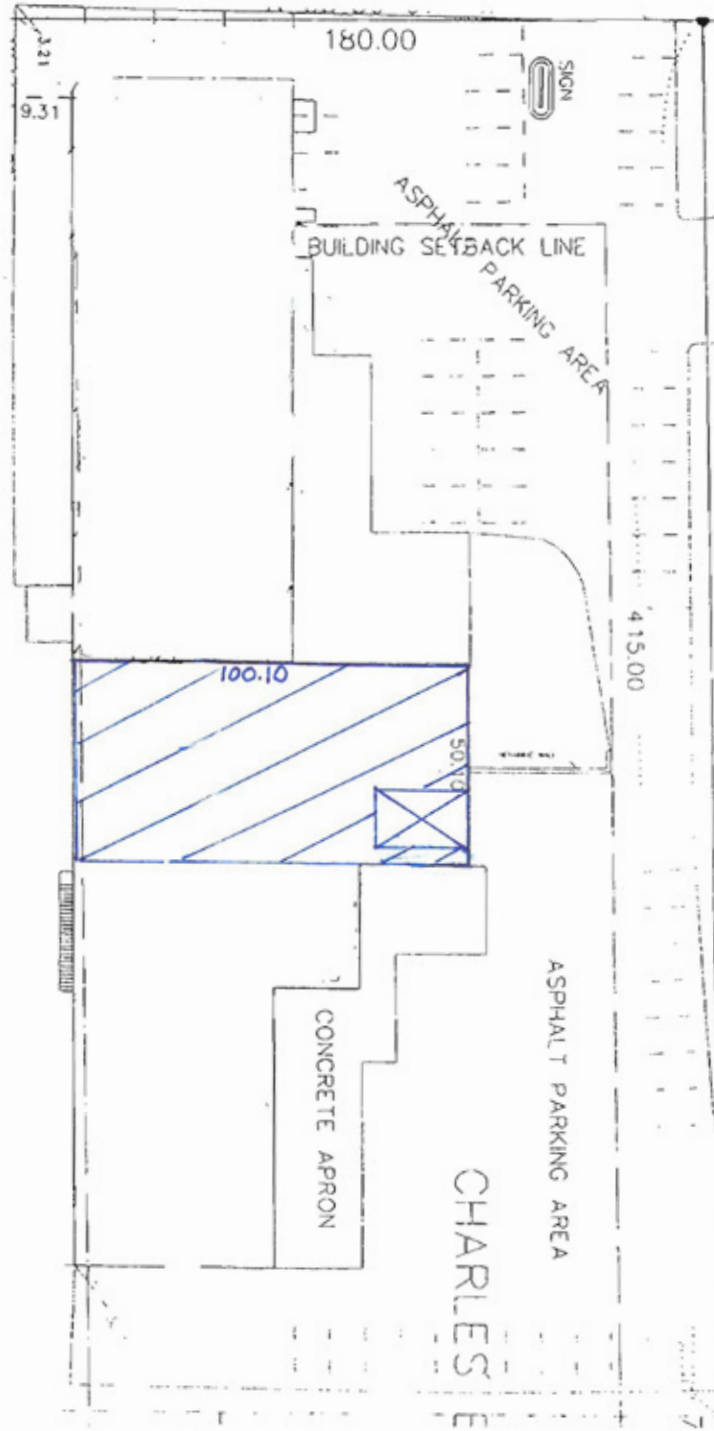
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