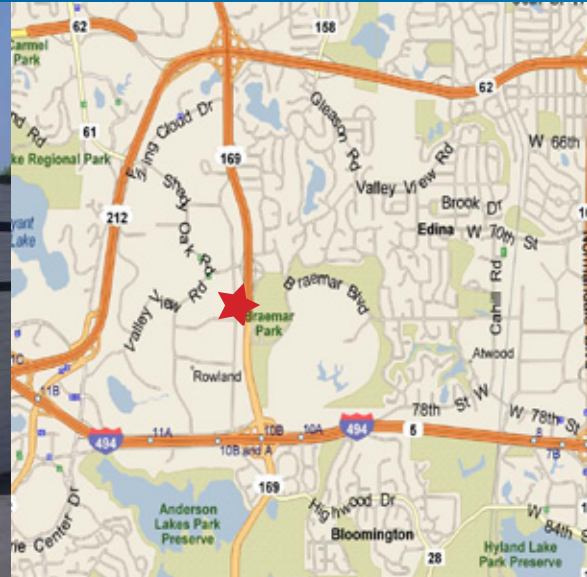


FOR LEASE > INDUSTRIAL SPACE



Northcrest I

7501-7561 WASHINGTON AVE S, EDINA, MINNESOTA



Office/Warehouse Space for Lease

75,000 square foot office/warehouse building available for lease. Located in excellent southwest metro location with great visibility from Hwy 169.

Building Amenities

- > 75,000 square feet office/warehouse building
- > 18' clear height
- > Covered dock loading
- > Great southwest metro location with retail-like visibility from Hwy 169
- > Exceptional access to I-494 & Hwy 169

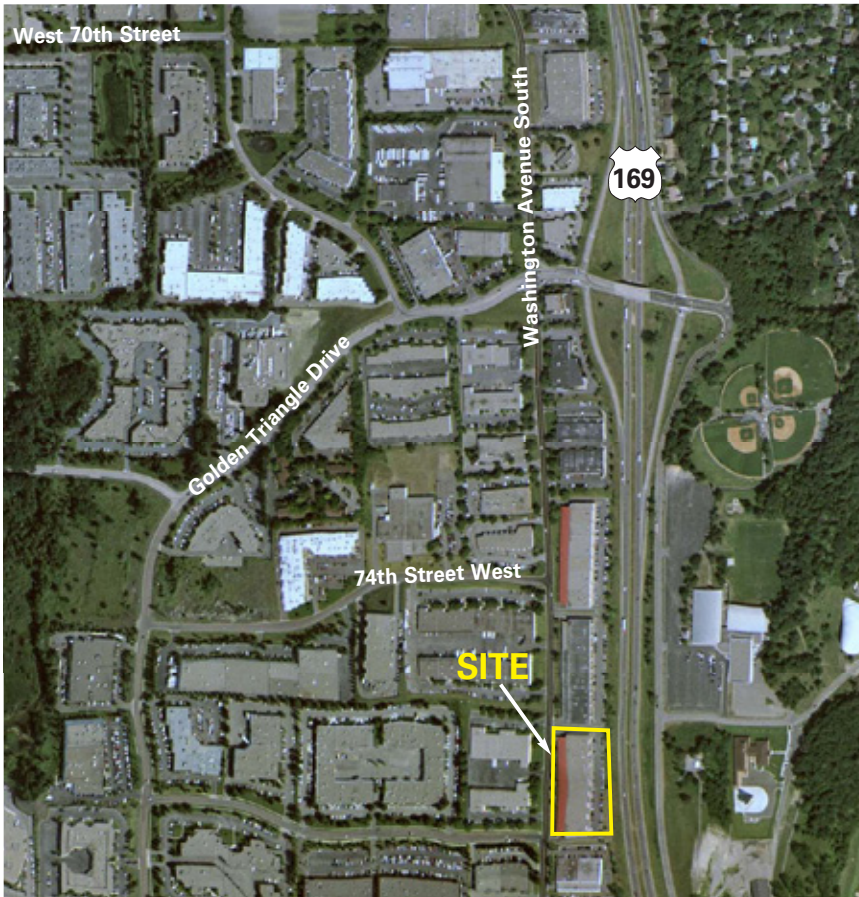
Contact Us

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www.colliers.com

Northcrest I > Aerial



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PROPERTY FACT SHEET

Northcrest I



7501-7561 WASHINGTON AVE S, EDINA, MINNESOTA

PROPERTY ADDRESS:

7501-7561 Washington Ave S
Edina, Minnesota

BUILDING SQUARE FEET:

75,000 square feet total

CURRENTLY AVAILABLE: SUITE 7509

3,785 square feet total
1,158 square feet of office
2,627 square feet of whse

- One (1) dock door
- 997 sq. ft. of mezzanine - no charge

CEILING HEIGHT:

18' clear

COLUMN SPACING:

30' x 30'

LOADING:

13 docks, 4 drive-ins

NET RENTAL RATES:

\$9.00 psf office
\$4.50 psf warehouse

2011 EST. CAM & REAL ESTATE TAX:

\$1.08 per square foot CAM
\$1.97 per square foot RE Tax
\$3.05 total per square foot

AMENITIES:

- Covered loading
- Excellent west metro location with retail-like visibility from Hwy 169
- Exceptional access to Hwy 169 and I-494
- Area amenities include: child care, retail shops, hotels and restaurants



For Leasing Information, Contact:

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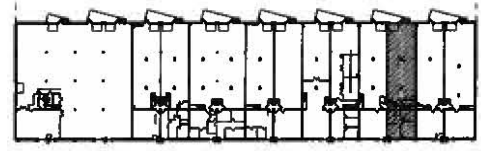
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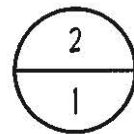
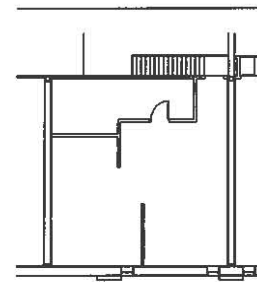
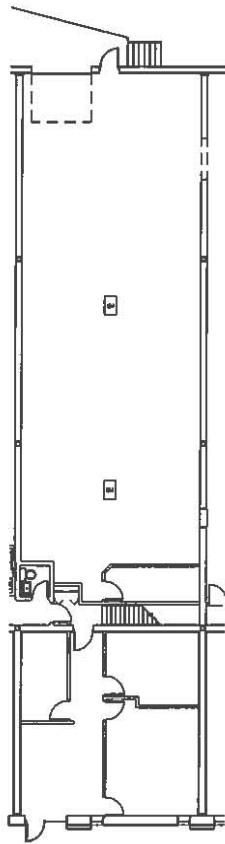
SQUARE FOOTAGE SUMMARY

OFFICE	1,158 SF.
WAREHOUSE	2,627 SF.
MEZZANINE	977 SF.
TOTAL	<u>4,762 SF.</u>



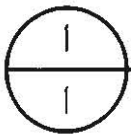
KEY PLAN

NOT TO SCALE



MEZZANINE

SCALE: 1/32" = 1'-0"



SUITE 7509

10702.04

09.18.07

SCALE: 1/32" = 1'-0"



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 EDINA, MN

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