

FOR SALE OR LEASE



→ OVERVIEW

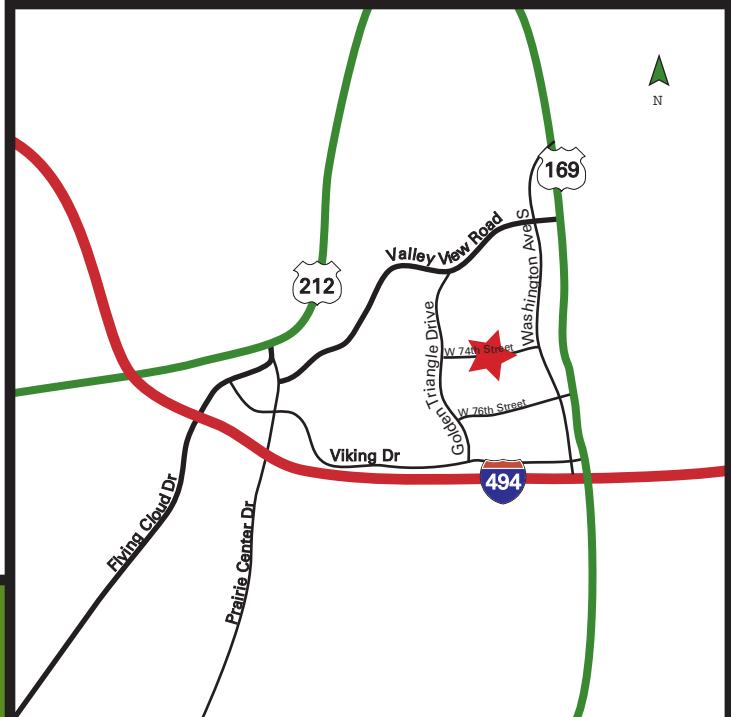
Prairieview II offers hard to find distribution space in the heart of the Golden Triangle:

- Easy access to I-494, Highway 169 & Highway 212
- An attractive lease option for office/warehouse & distribution users alike.

→ PROPERTY STATISTICS

Available SF	153,813
Ceiling Height	18'
Loading	Dock & drive-in
Sprinkler System	100% sprinklered & monitored
Heat/HVAC	Rooftop units & gas fired unit heaters
Zoning	Industrial
Column Spacing	40' x 40'

9901 West 74th Street
Eden Prairie, MN



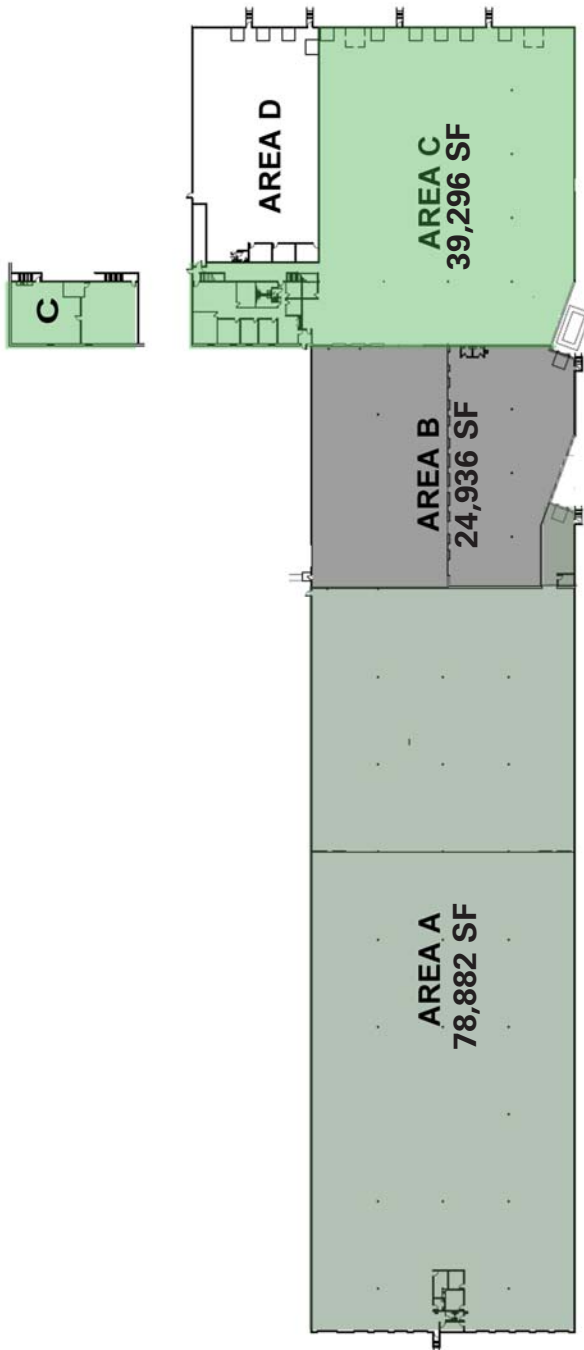
FIRST INDUSTRIAL REALTY TRUST

10140 West 76th Street, Eden Prairie, MN 55344

T: (952)943-2700 F: (952)943-8778 www.firstindustrial.com



FOR LEASE 39,296 SF



Vacancy Plan
Not To Scale

→ CONTACT

For more information contact
exclusive agent:

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FOR SALE OR LEASE

PRAIRIEVIEW II 9901 West 74th Street Eden Prairie, Minnesota

Building Square Feet:	153,813 square feet total 6,771 square feet office 147,042 square feet warehouse
Currently Available:	
Area A	78,882 square feet total 680 square feet of office 78,202 square feet of warehouse <ul style="list-style-type: none">• Ten (10) docks• \$5.00 per square foot• 26' clear height
Area B	24,936 square feet of warehouse <ul style="list-style-type: none">• One (1) dock, one (1) drive-in• 18' clear height
Area C	39,296 square feet total 2,846 square feet of office 3,245 square feet of mezzanine 33,205 square feet of warehouse <ul style="list-style-type: none">• Eight (8) docks• 18' clear height
Area A, B & C	143,114 square feet total 3,526 square feet of office 3,245 square feet of mezzanine 136,343 square feet of warehouse <ul style="list-style-type: none">• Nineteen (19) docks, one (1) drive-in• 18'- 26' clear height
Clear Height:	18' clear
Sale Price:	Negotiable
Net Rental Rates:	\$4.50 psf warehouse / \$9.50 psf office
2011 (est.) CAM & Real Estate Taxes:	\$2.01 per square foot total

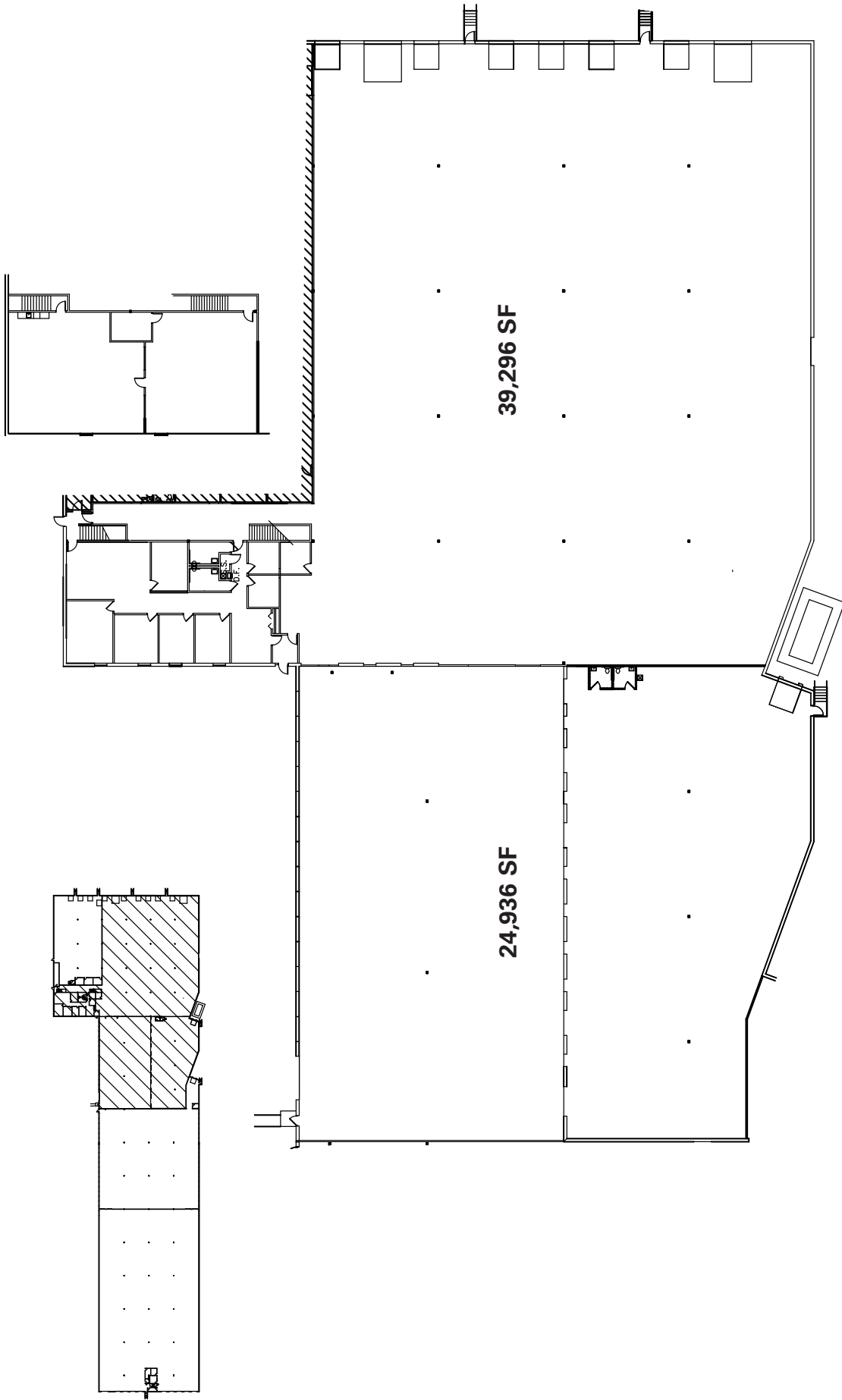
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Floor Plan

Scale: NOT TO SCALE
Date: 06/08/10

PRAIRIEVIEW II

9901 West 74th Street
Eden Prairie, MN

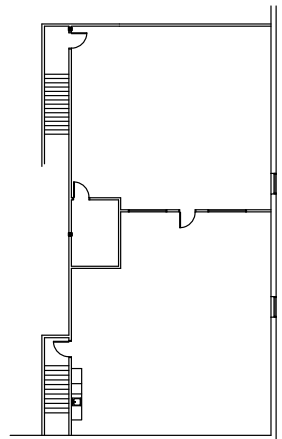
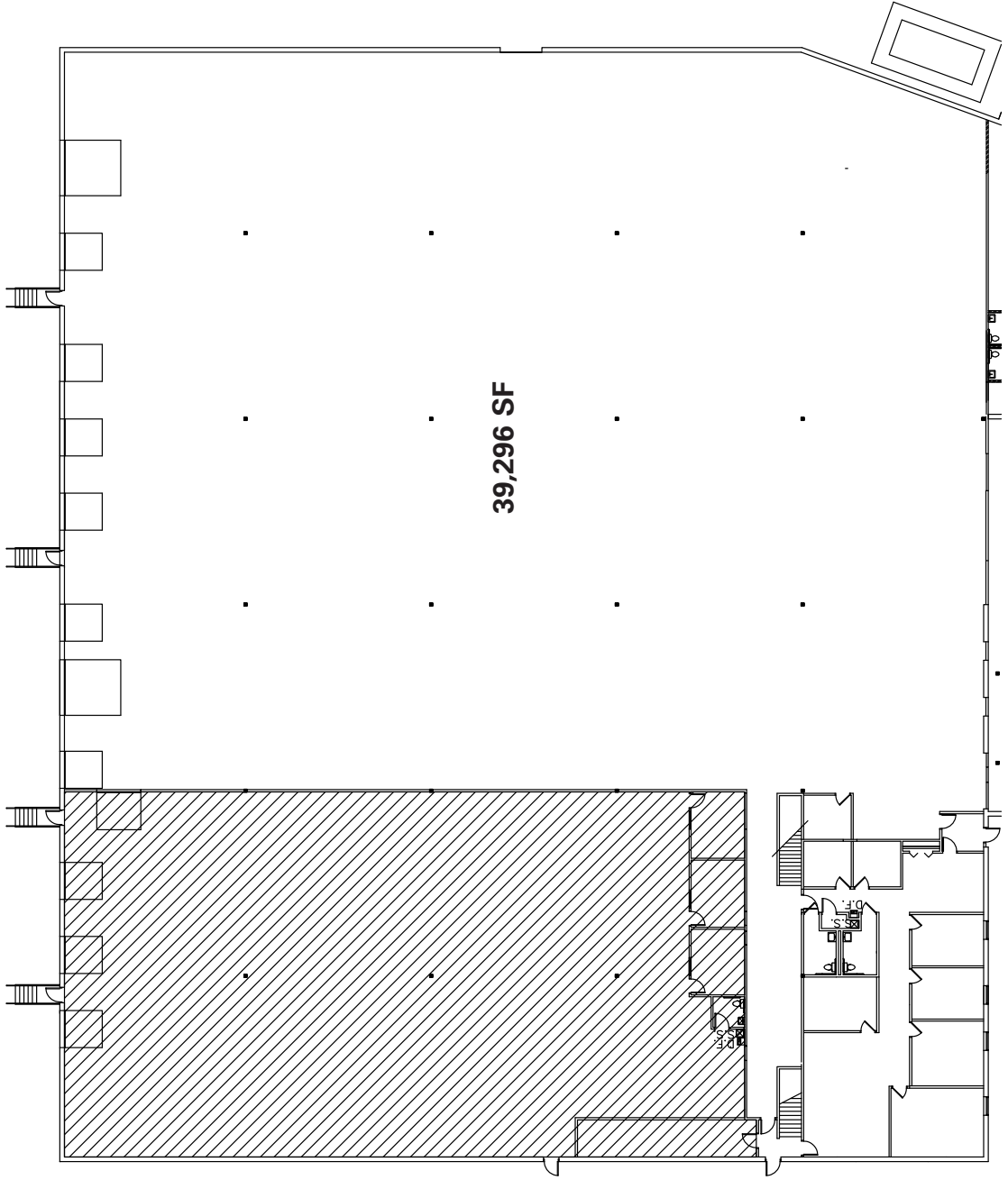


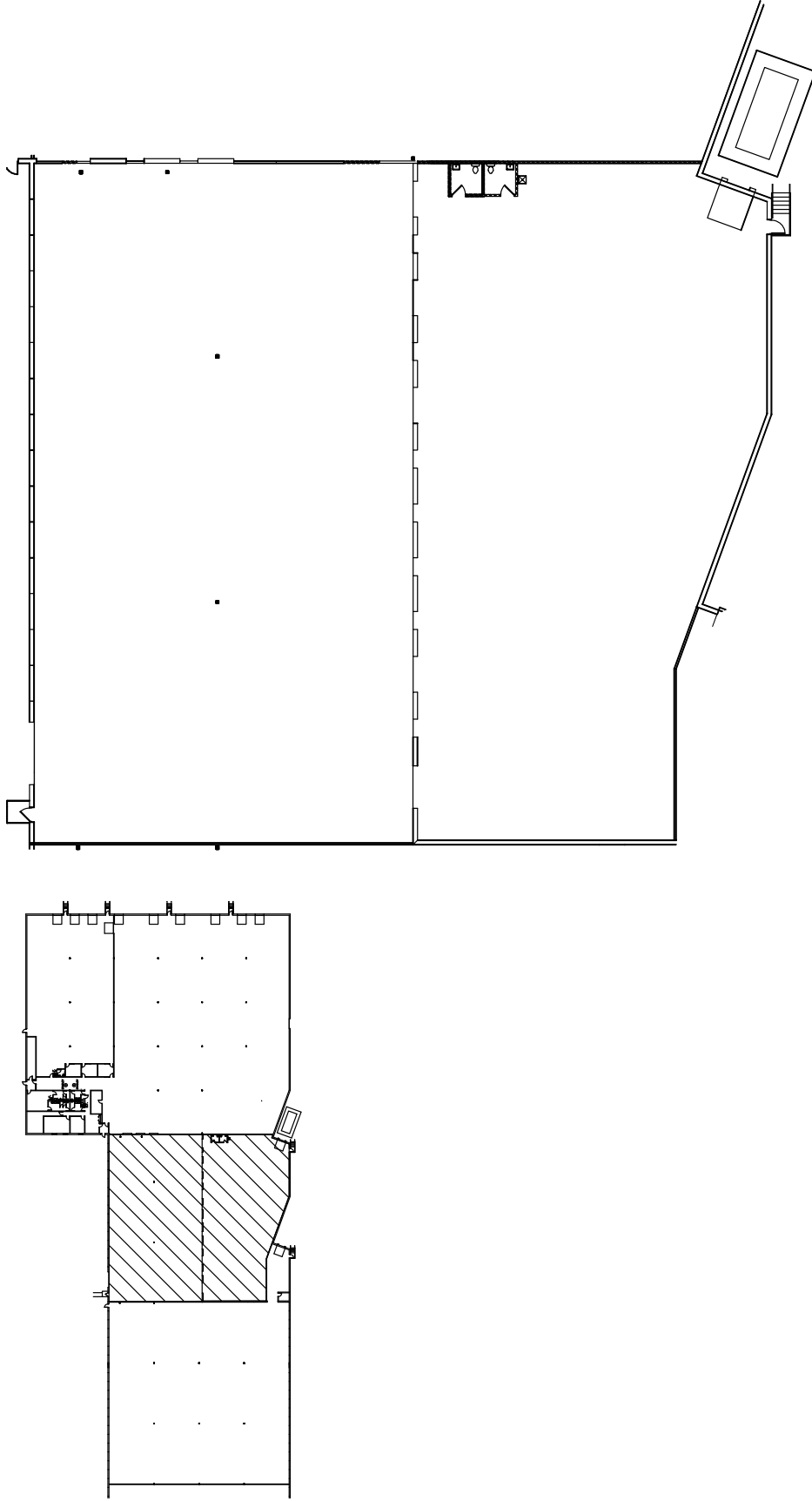
7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344

Total SF: 64,232 sf



Prairieview II
9901 West 74th Street
Eden Prairie, MN
39,296 SF





Floor Plan

Scale: NOT TO SCALE
Date: 06/08/10

PRAIRIEVIEW II
9901 West 74th Street
Eden Prairie, MN



7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344

Total SF: 24,936 sf







