

6480-6500 Carlson Drive

Eden Prairie, MN 55346



for lease

- ▶ Quality 46,566 SF office/warehouse building
- ▶ 18' clear height
- ▶ Dock and drive-in loading
- ▶ Easy access to area retail, hotels and restaurants
- ▶ Abundant parking
- ▶ Outstanding location within minutes of I-494 and Hwy 62



TOM KENDALL

952.220.4756

tkendall@kendallcommercial.com

KENDALL
COMMERCIAL

KARI KENDALL

952.220.5024

kkendall@kendallcommercial.com

952.884.4888 | www.kendallcommercial.com

Sales | Leasing | Property Management | Development

6480-6500 Carlson Drive

Eden Prairie, MN 55346



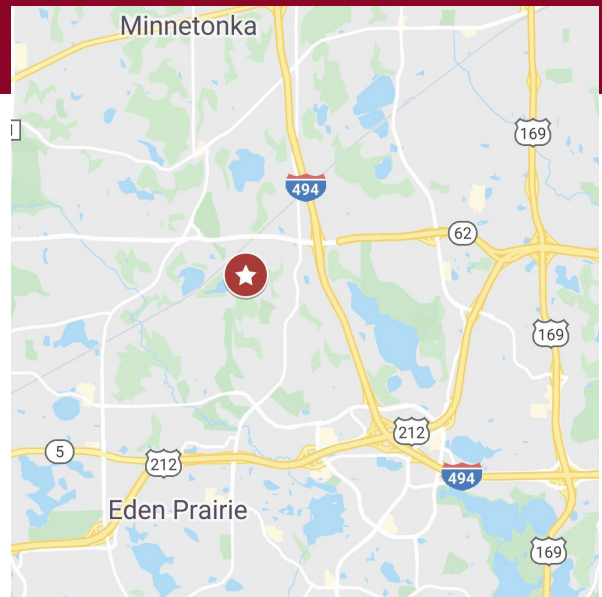
for lease

BUILDING INFORMATION

Building Size: 46,566 sf
General Use: Office/Warehouse
Year Built: 1987
Floors: 1
Clear Height: 18'

LEASING INFORMATION

Office: \$8.75/sf
Warehouse: \$4.50/sf
Lease Type: Net
2020 CAM/TAX: \$3.85/sf



TOM KENDALL

952.220.4756

tkendall@kendallcommercial.com

KENDALL
COMMERCIAL

KARI KENDALL

952.220.5024

kkendall@kendallcommercial.com

952.884.4888 | www.kendallcommercial.com

Sales | Leasing | Property Management | Development