

FOR LEASE - INDUSTRIAL SPACE

6480-6500 Carlson Drive

6480-6500 Carlson Dr., Eden Prairie, MN 55346



PROPERTY HIGHLIGHTS

- Great office/warehouse space available for lease in Eden Prairie
- Flexible potential uses of office/warehouse, office/manufacturing, data center, parking garage, etc.
- Warehouse space includes available dock loading with 16 foot clear height and ample room for larger industrial vehicles
- Nicely updated 1,630/SF office space could be leased separately
- Well maintained with local property management company
- Abundant parking available
- Desirable location near Crosstown 62 & I-494 with excellent highway access.

FOR MORE
INFORMATION CONTACT:

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This information contained herein was obtained from sources considered to be reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent due diligence.

6480-6500 Carlson Dr.



Building Information

Building Size:	46,555/SF
Availability:	4,876/SF (warehouse) 1,630/SF (office)
General Use:	Industrial
Year Built:	1987
Dock Doors:	1

Leasing Information

Lease Rate:	Office: \$8.50/SF Warehouse: \$4.50/SF
Lease Type:	Net
Cam:	\$1.33/SF
Property Tax:	\$1.93/SF

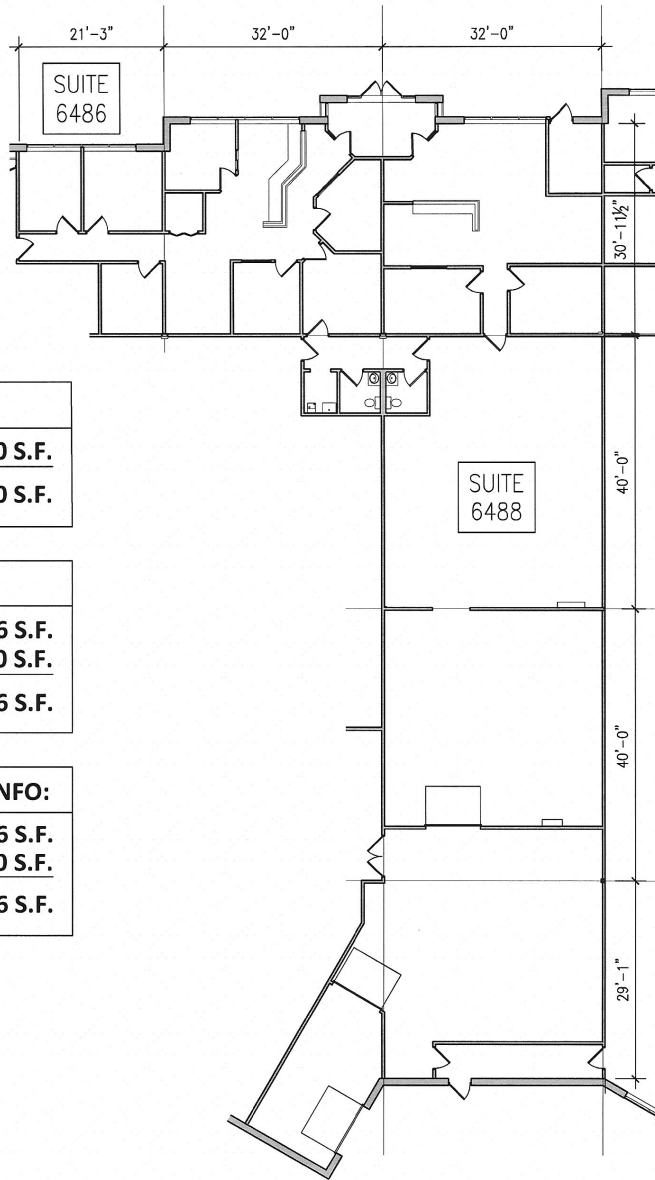


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SUITE # 6486 INFO:	
OFFICE:	1,630 S.F.
TOTAL:	1,630 S.F.

SUITE # 6488 INFO:	
OFFICE:	1,076 S.F.
WAREHOUSE:	3,800 S.F.
TOTAL:	4,876 S.F.

COMBINED SUITE INFO:	
OFFICE:	2,706 S.F.
WAREHOUSE:	3,800 S.F.
TOTAL:	6,506 S.F.

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SUITES 6486 & 6488
EDEN PRAIRIE, MN
August 4, 2015 SCALE: 1"=20'-0"

6500 CARLSON DRIVE BLDG



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