

FOR LEASE OR SALE

# MAPLE GROVE INDUSTRIAL CENTER

9155 COTTONWOOD LN N  
MAPLE GROVE, MN 55369



## PROPERTY DESCRIPTION

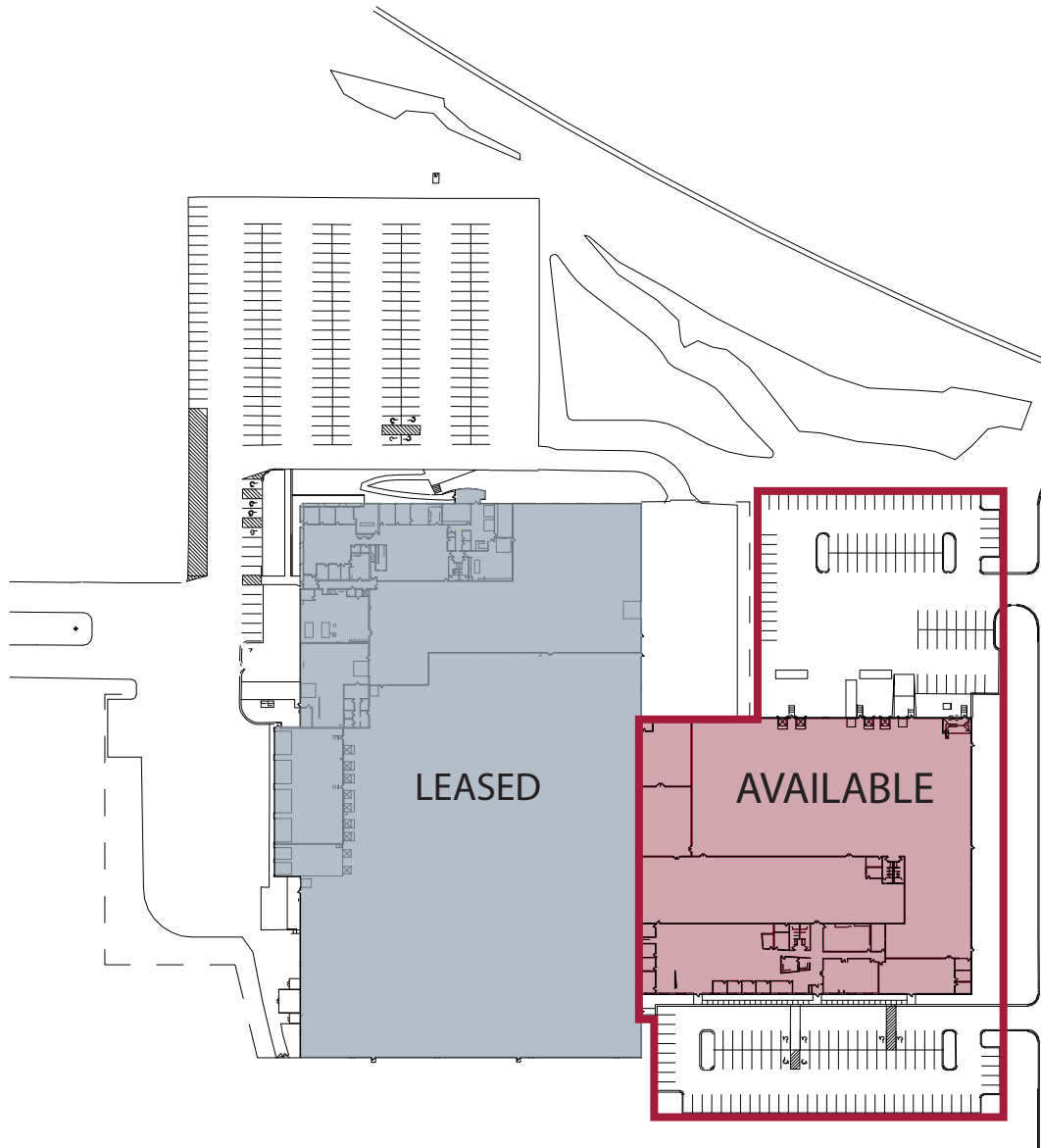
Maple Grove Industrial Center is a high quality facility with excellent freeway accessibility, visibility and close proximity to Arbor Lakes which has abundant dining, shopping and lodging amenities. Corporate neighbors include Amazon, UPS, FedEx, Vistar and Malark Logistics.

**CBRE**



# FOR LEASE OR SALE

- 80,600 SF Total
- 15,052 SF Office (will reduce)
- 23,767 SF Tech (open to the bar joists)
- 41,781 SF Warehouse





# BUILDING SPECIFICATIONS

YEAR BUILT  
2012

AVAILABLE DATE  
Now

CLEAR HEIGHT  
28'

A/C  
Full Building

LIGHTING  
LED

EXTRAS  
Floor Drains &  
Flammable Waste Tap

SPRINKLERED  
ESFR

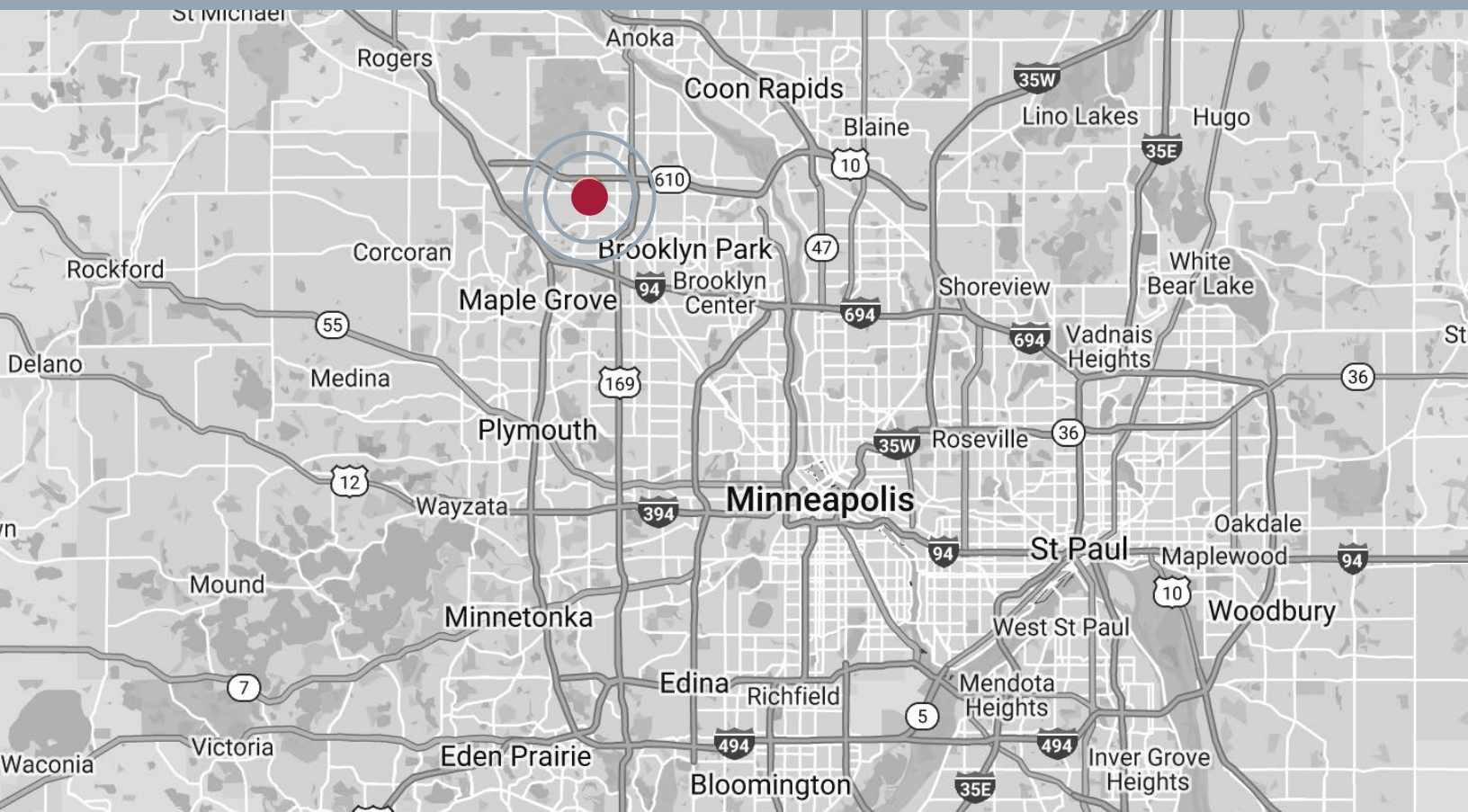
PARKING  
150 Spaces  
Potential for 15+ Trailers

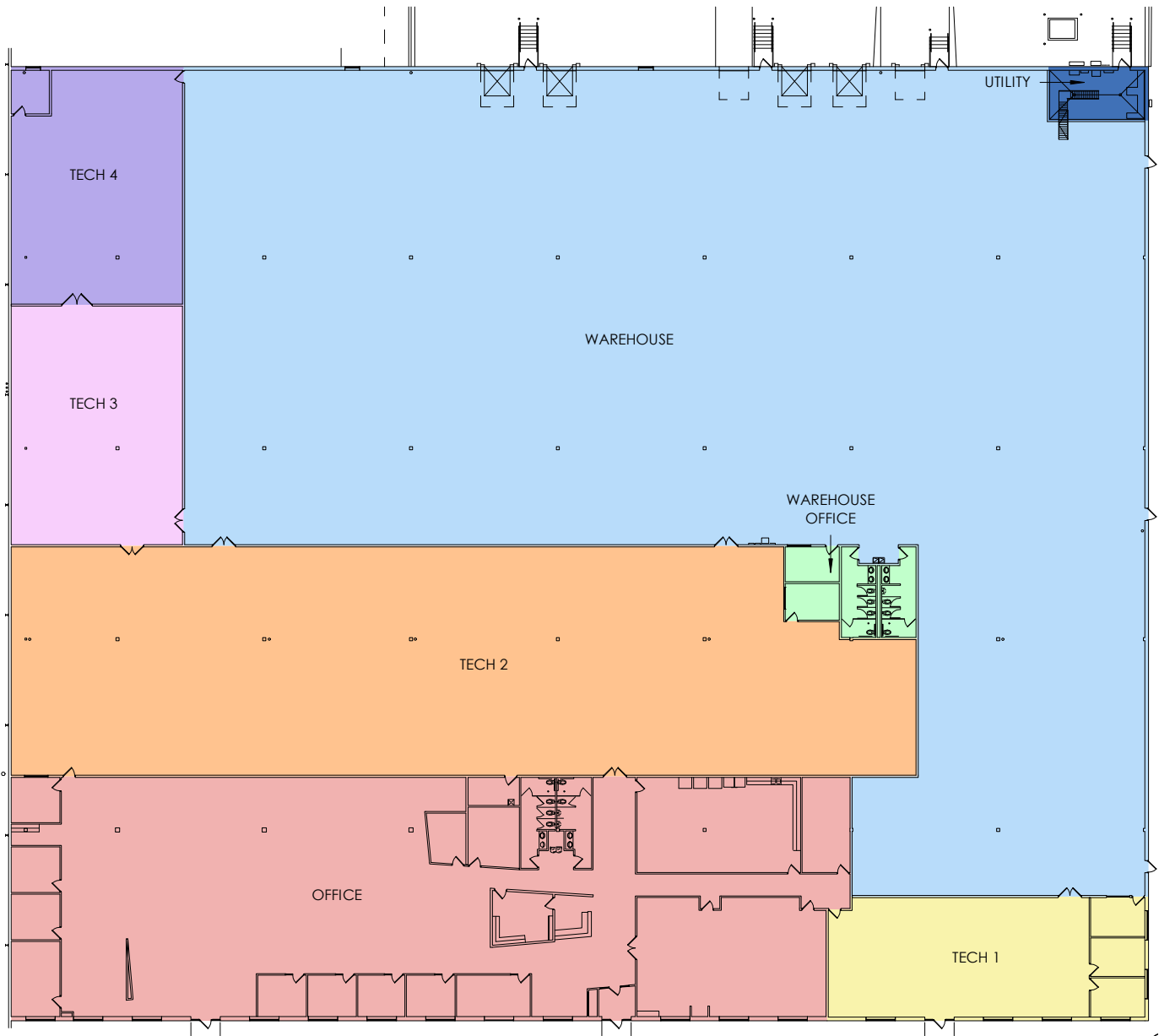
POWER  
277/480V 1200A

DOCK DOORS  
6 with one at 2' height (5  
additional can be added)

LEASE RATES/SALE PRICE  
Negotiable

2024 EST. EXPENSES  
\$1.75 PSF Taxes  
\$1.73 PSF Op. Expenses  
\$3.48 PSF Total





- Office area: 15,052 SF
- Tech area 1: 2942 SF
- Tech area 2: 14,688 SF
- Tech area 3: 3055 SF
- Tech area 4: 3082 SF
- Warehouse: 41,781 SF





93rd Ave N

81

Forestview Ln N

# CONTACT

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