



OBSIDIAN
GROUP



Edina 76th Distribution Center

5300 W 76th Street | Edina, MN 55439

For Lease

INDUSTRIAL/WAREHOUSE



CONTACT

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Property Features

Rare Edina warehouse/distribution facility spans over 122,000 square feet and equipped with 21 loading docks and 1 drive-in door. Located near popular errand spots and a few short minutes away from Hwy 494 and Hwy 100. This is a sublease until June 30, 2029, but the landlord is willing to work with the next prospective business tenant to extend the term.

Available Size

1,225 SF - Office
121,087 SF - Warehouse
122,312 SF Total

Clear Height

26 Feet 6 Inches

Lease Rate and Type

\$6.75/SF/YR - NNN

Permitted Uses

Manufacturing and Warehousing

CAM/Taxes

\$3.18/SF

Year Built

1966

Zoning

I - Industrial



General Highlights

- Best Uses: Manufacturing, warehousing and distribution
- Sprinkler System: Yes (ESFR)
- Amenities: Private bathrooms and kitchenettes
- Proximity to Highways: 5 min from Hwy 100 and 494
- Loading: 21 Dock Doors and 1 Drive-in Door
- Column Spacing: 50 Feet by 33 Feet
- Parking: 80 parking spaces total

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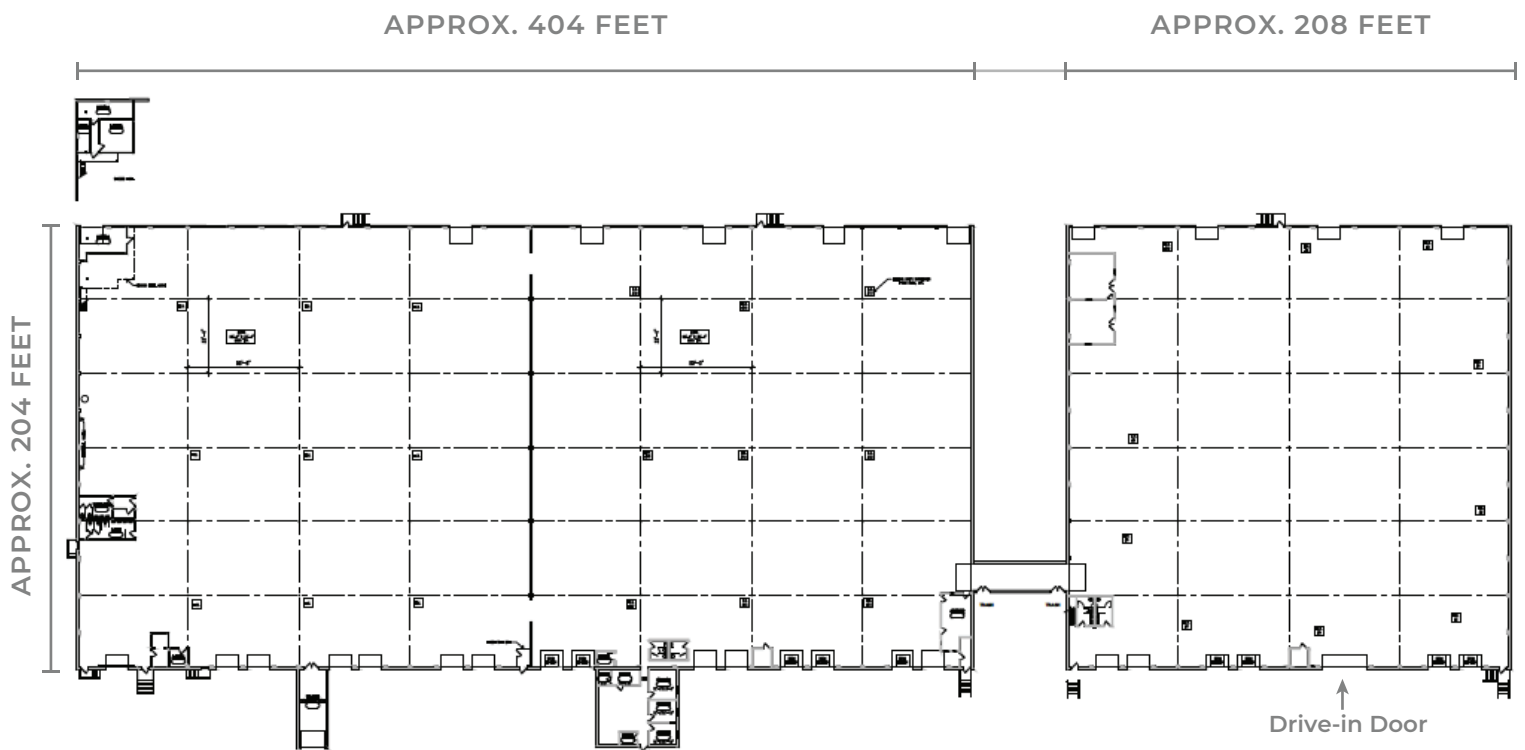
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Floor Plan



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Demographics

Population	1 Mile	3 Miles
Population	7,683	75,831
Median Age	49.20	43.70
Daytime Employees	27,991	108,578
Population Growth '23-'28	up 2.11%	up 0.96%
Households	1 Mile	3 Miles
Households	3,291	33,712
Median HH Income	\$111,054	\$97,553
Household Growth '23-'28	up 1.76%	up 0.90%

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