



18,756 SF

7500 Golden Triangle

Eden Prairie, MN

**Storage Mezzanine
Space For Lease**

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18,756 SF

Storage space for lease

7500 Golden Triangle Drive offers a rare storage mezzanine for lease. Featuring a prime location with easy access to Hwy 212, I-494 and Hwy 169. This fully climate controlled space offers flexible term lengths, shared loading, tenant lounge and other amenities. Short-term deals are available.

Property features

- > Flexible term lengths; both short and long-term leases available
- > Fully climate controlled warehouse/storage space
- > Onsite Property Manager
- > Access via freight elevator and interior/exterior stairs
- > Access to kitchen, lounge, bathrooms, conference rooms, UPS & FedEx drop off, Wifi, and other amenities
- > Immediate access to I-494, Hwy 212 and Hwy 169
- > Fleet parking available separately, if needed

Building information



Available Space:
18,756 SF Total
All Warehouse



Lease term:
Terms available from
6 months - 5 years



Year Built:
1993



Parking:
221 surface spaces



Shared Loading:
Three (3) dock doors
Four (4) drive-in doors



Clear Height:
15'

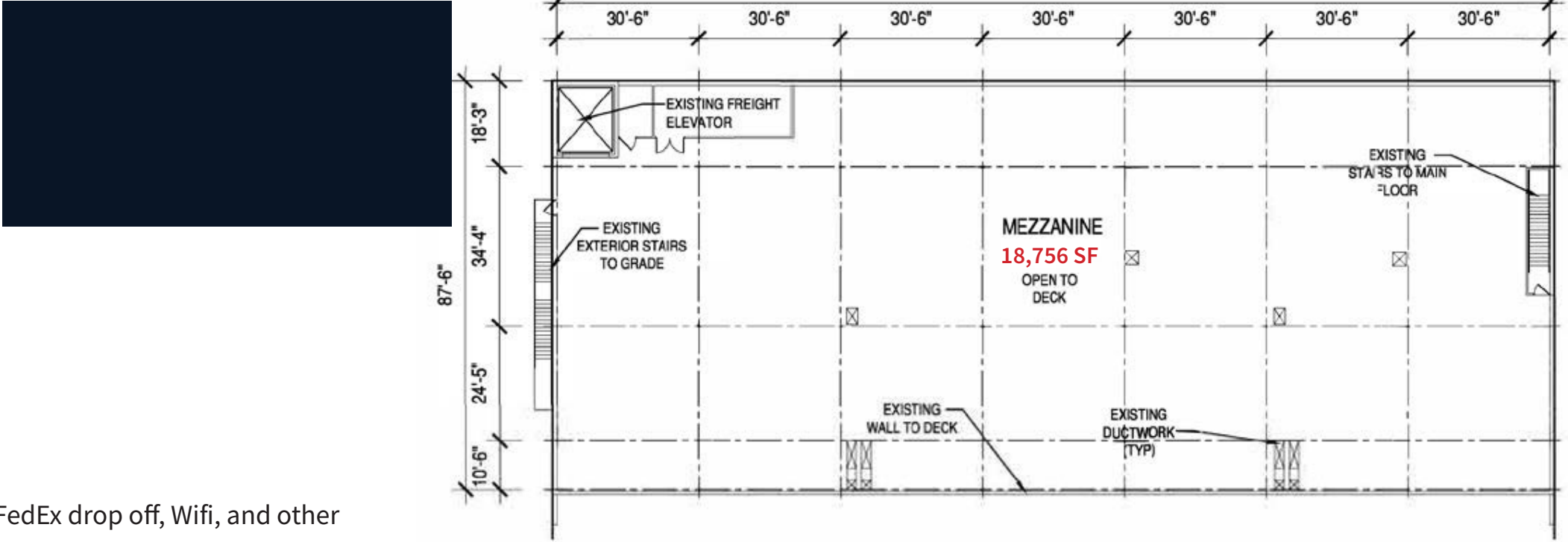


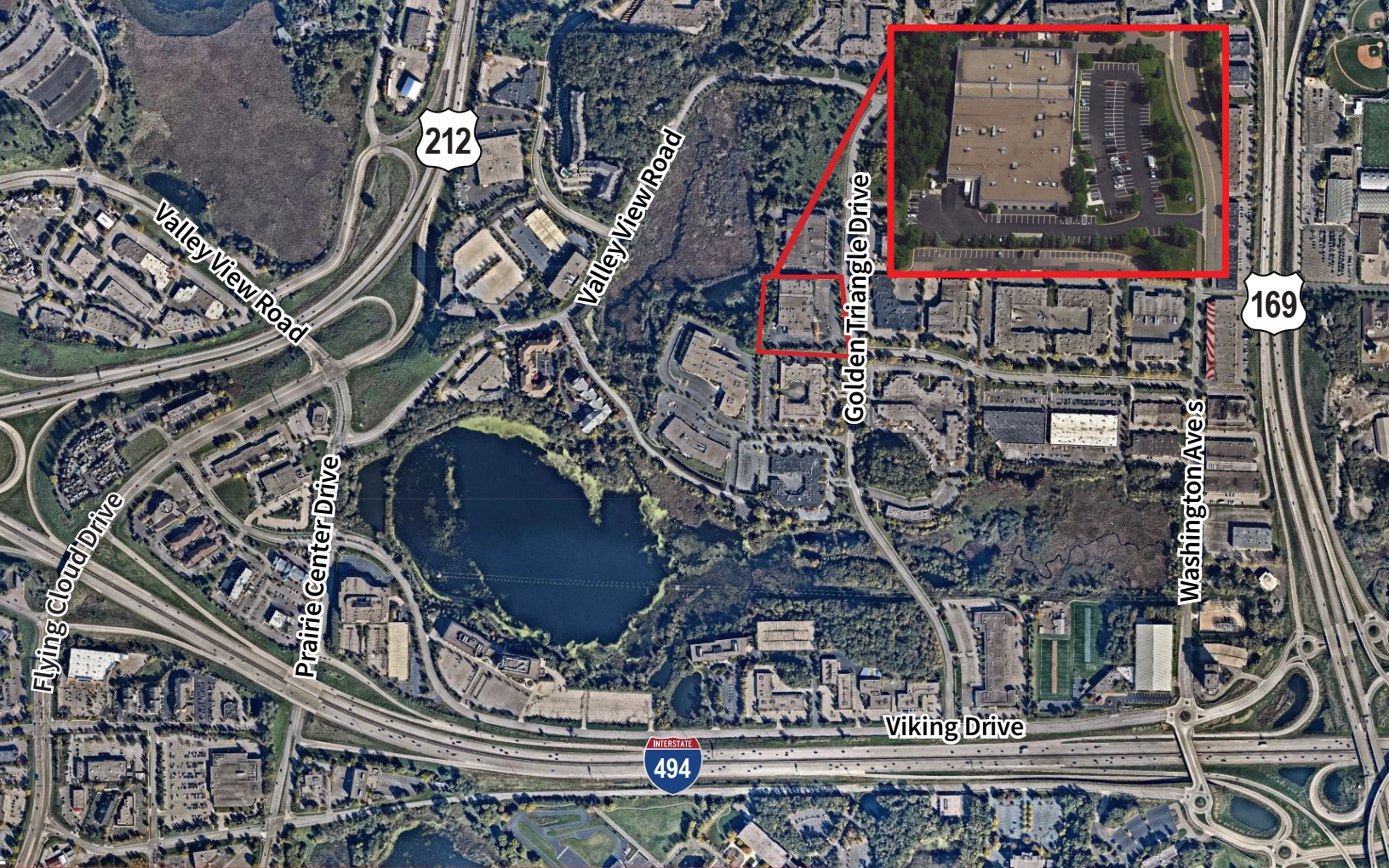
Lease Rate:
Negotiable



2023 Tax & CAM:
\$2.82 PSF
*Utilities billed
seperately

Floor Plan

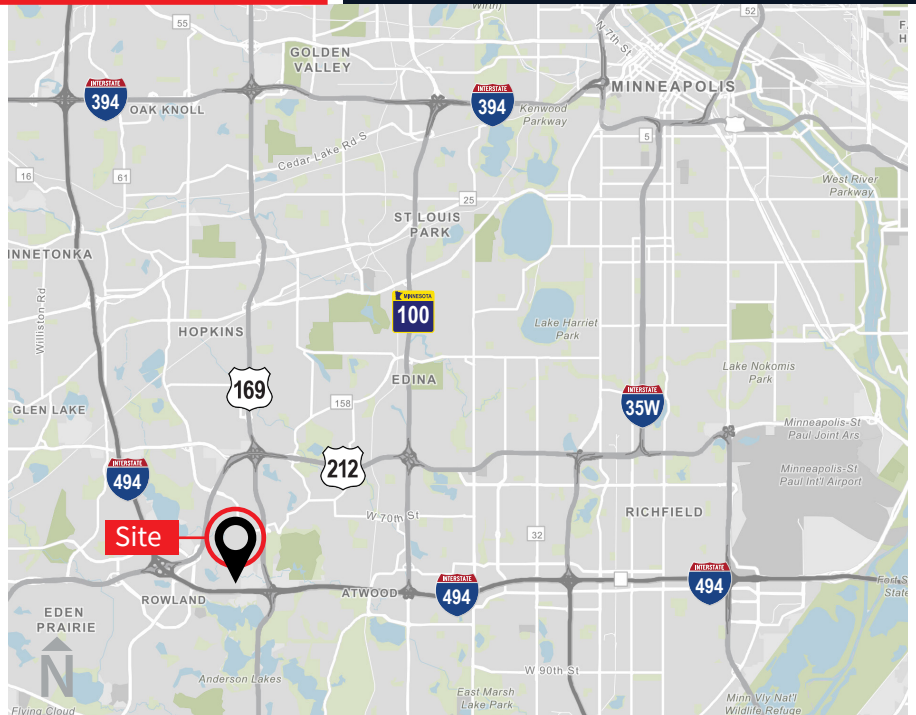




Prime access

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