

# FOR LEASE

**Office/Warehouse Space**  
Eden Prairie, Minnesota



## CONTACT:

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## 6450 CARLSON DRIVE

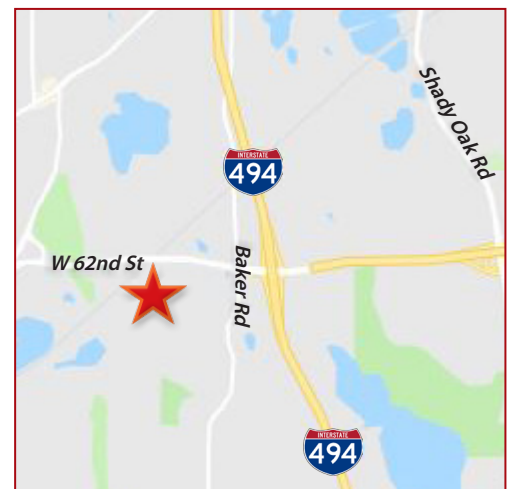
6450 Carlson Drive  
Eden Prairie, Minnesota

### FEATURES:

- ▶ Outstanding location with easy access from I-494 and W 62nd Street
- ▶ Wooded setting around building exterior
- ▶ Local ownership
- ▶ Hard to find space
- ▶ Potential expansion

### BUILDING SPECIFICS:

- ▶ 42,760 square foot building
- ▶ Up to 36,885 square feet available
- ▶ Heavy power and loading
- ▶ 18' clear height
- ▶ Hard to find industrial space



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<b>BUILDING SQUARE FEET:</b>	42,760 square feet
<b>AVAILABLE SQUARE FEET FOR LEASE:</b>	8,725 square feet office <u>28,160 square feet warehouse</u> 36,885 square feet total
<b>RENTAL RATES:</b>	\$9.75 per square foot office \$4.75 per square foot warehouse
<b>2020 EST. TAX &amp; CAM:</b>	\$3.89 per square foot
<b>CLEAR HEIGHT:</b>	18'
<b>LOADING:</b>	5 dock doors
<b>PARKING:</b>	56 stalls
<b>AVAILABLE:</b>	February 1, 2020
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>▶ Local ownership</li><li>▶ Clean and well maintained</li><li>▶ Hard to find industrial space</li><li>▶ Convenient location</li><li>▶ Two (2) short term tenants</li></ul>

**For further information contact:**

**PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE**

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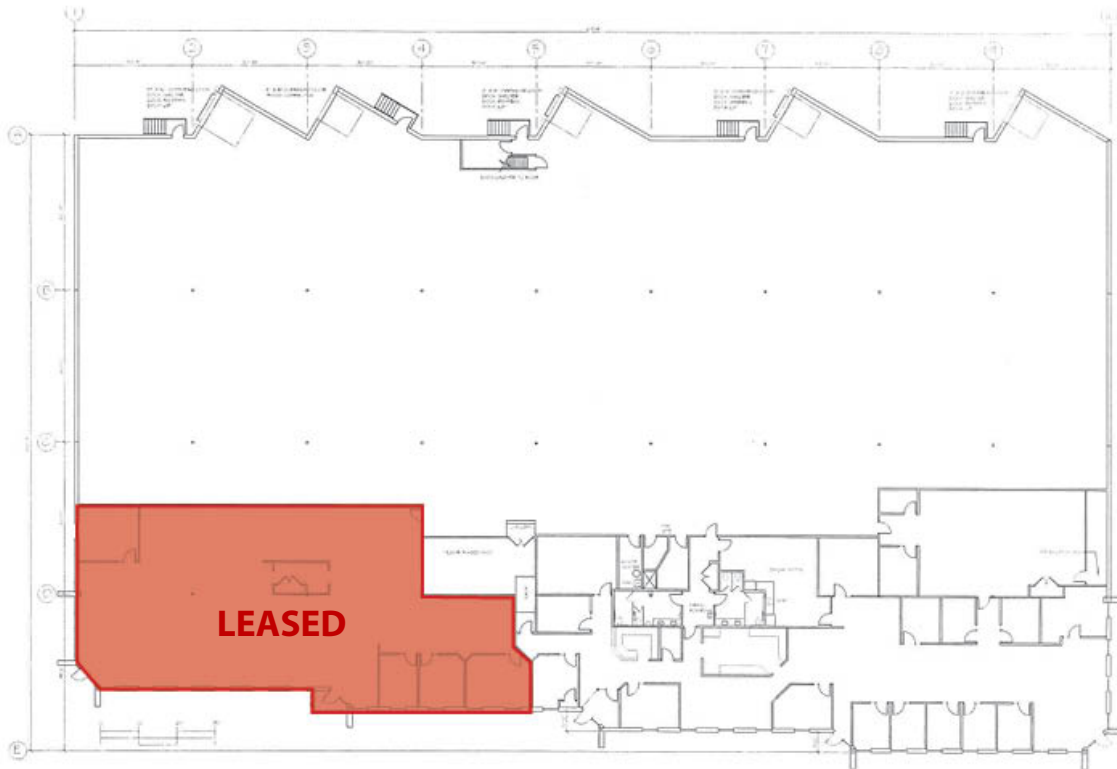
[jswanson@paramountre.com](mailto:jswanson@paramountre.com)

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Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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**Available Sq. Ft.: 36,885 SF**

