



204,120 SF
13,227 SF Endcap Available

8550 Zachary Lane N
Maple Grove, MN

ArborLakesCorporateCenter.com



Inland Development Partners



See and



the Fountains
AT ARBOR LAKES

77TH AVE. N

HEMLOCK LANE N

85TH AVE. N

TO 169



Be Seen

**THE SHOPPES
AT ARBOR LAKES**

ELM CREEK BLVD. N



TO 94

WEAVER LAKE ROAD

ZACHARY LANE N

TO 610



Premier Location

Direct access to **six** major intersections.

46 Restaurants

4 Grocery retailers **6** Hotels

33 Apparel & fashion retailers

32 Gifts & specialty retailers

31 Personal services retailers

14 Home retailers

6 Electronic & leisure retailers

4 Sports & leisure retailers

3 Shoe retailers

Zachary & Hwy 610
1.4 miles



Zachary & Cty Rd 81
1 mile



Traffic Count
12,900

The Shoppes at Arbor Lakes

Just minutes from The Shoppes at Arbor Lakes, this property is located in the backyard of all the conveniences of the Northwest submarket.

With 3 distinct shopping areas, the Shoppes at Arbor Lakes consist of over 220 businesses including national brands, unique specialty stores and a wide variety of restaurants. Combined, they have more retail space than anywhere in MN!

Weaver Lake & I-94
2.2 miles



LIFETIME

Main Street at Arbor Lakes

MAPLE GROVE

THE SHOPPES AT ARBOR LAKES

the Fountains
AT ARBOR LAKES

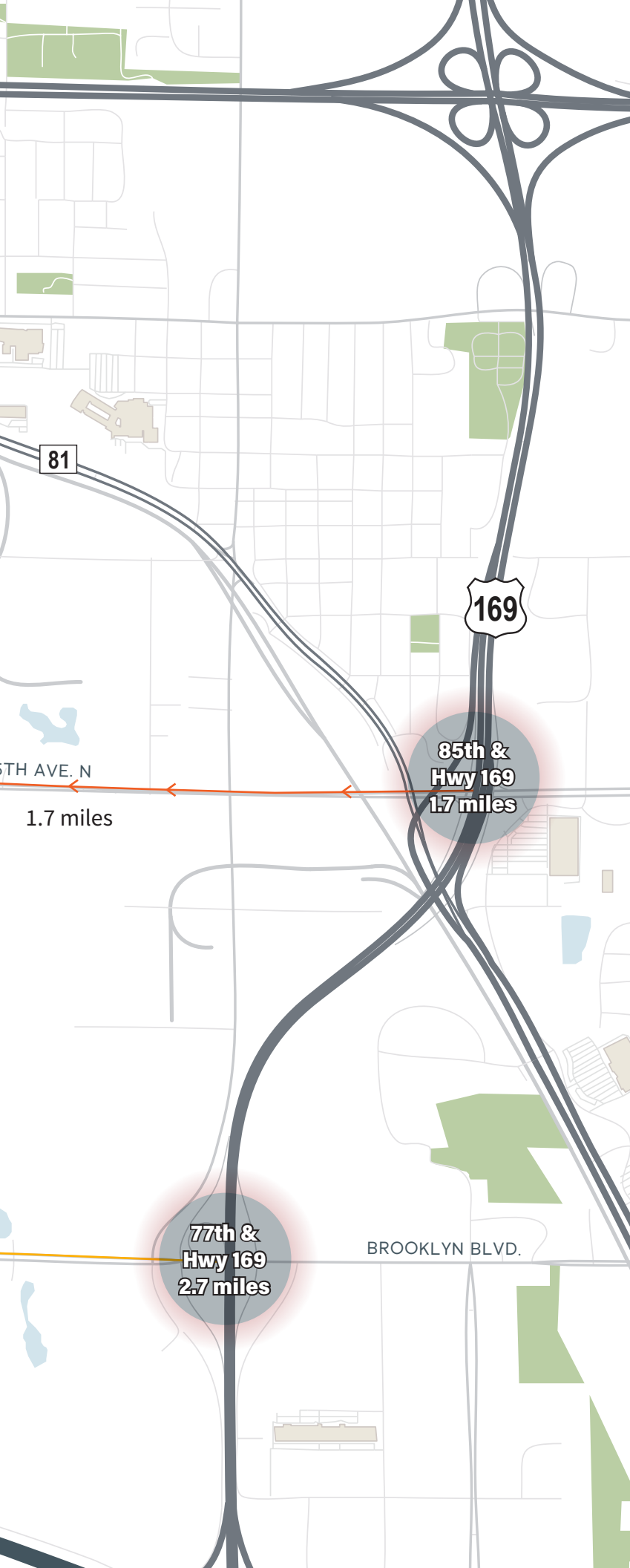
77TH AVE. N

Hemlock & I-694
1.8 miles



61





Building Specifications

Location	8550 Zachary Lane N Maple Grove, MN
Delivery	Q2 2020
Total Building Size	204,120 SF
Available SF	13,227 SF
Min Divisible	13,227 SF
Loading Capacity	1 Dock door 1 Drive-in door
Parking	354 Stalls (expandable)
Trailer Parking	27 Stalls (expandable)
Clear Height	28'
Power	3,000 Amps
Sprinkler	ESFR - k16.8 head
Building Depth	210'
Truck Court Depth	130' deep 15' concrete dolly pad
Column Spacing	51' x 50' with 60' Speed bay
Submarket	Northwest
County	Hennepin
Lot Size	13 Acres
Zoning	I (Industrial)
Lease Rate	\$11.50/SF/Yr Office \$5.25/SF/Yr Warehouse
2020 Tax & CAM	Tax: \$2.08 Cam: \$0.61 Total: \$2.69

Site Plan

13,227 SF
Available

ZACHARY LANE NORTH

85TH AVENUE NORTH

DRIVE-IN

CONC WASH AND
DRIVE SEE CIVIL

ADML ACCESS DOOR

FUTURE ACCESS DOOR
LOCATION TBD

FUTURE OFFICE AREA

52' - 10 1/2"

66' - 6"

95' - 11 1/2"

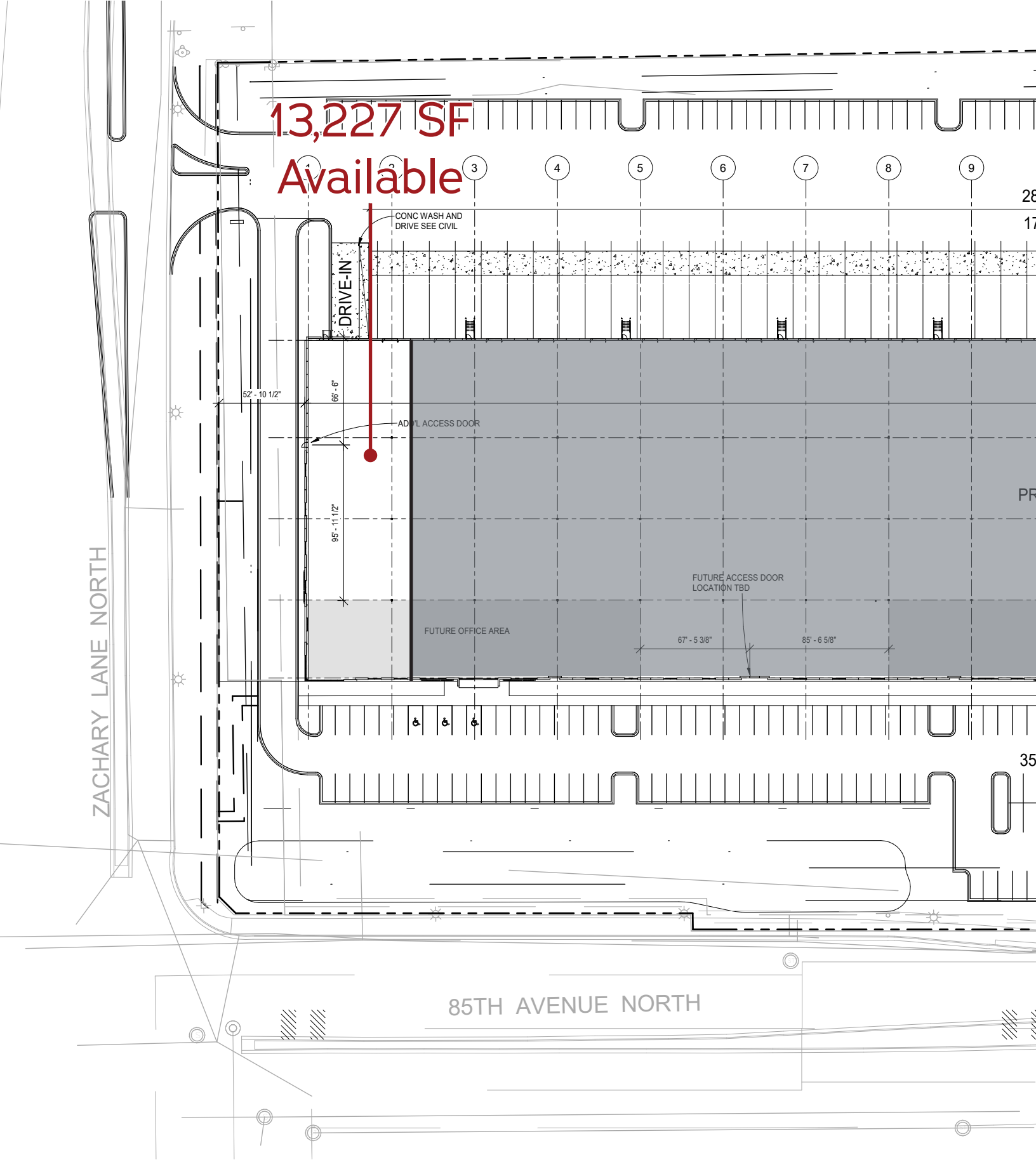
67' - 5 3/8"

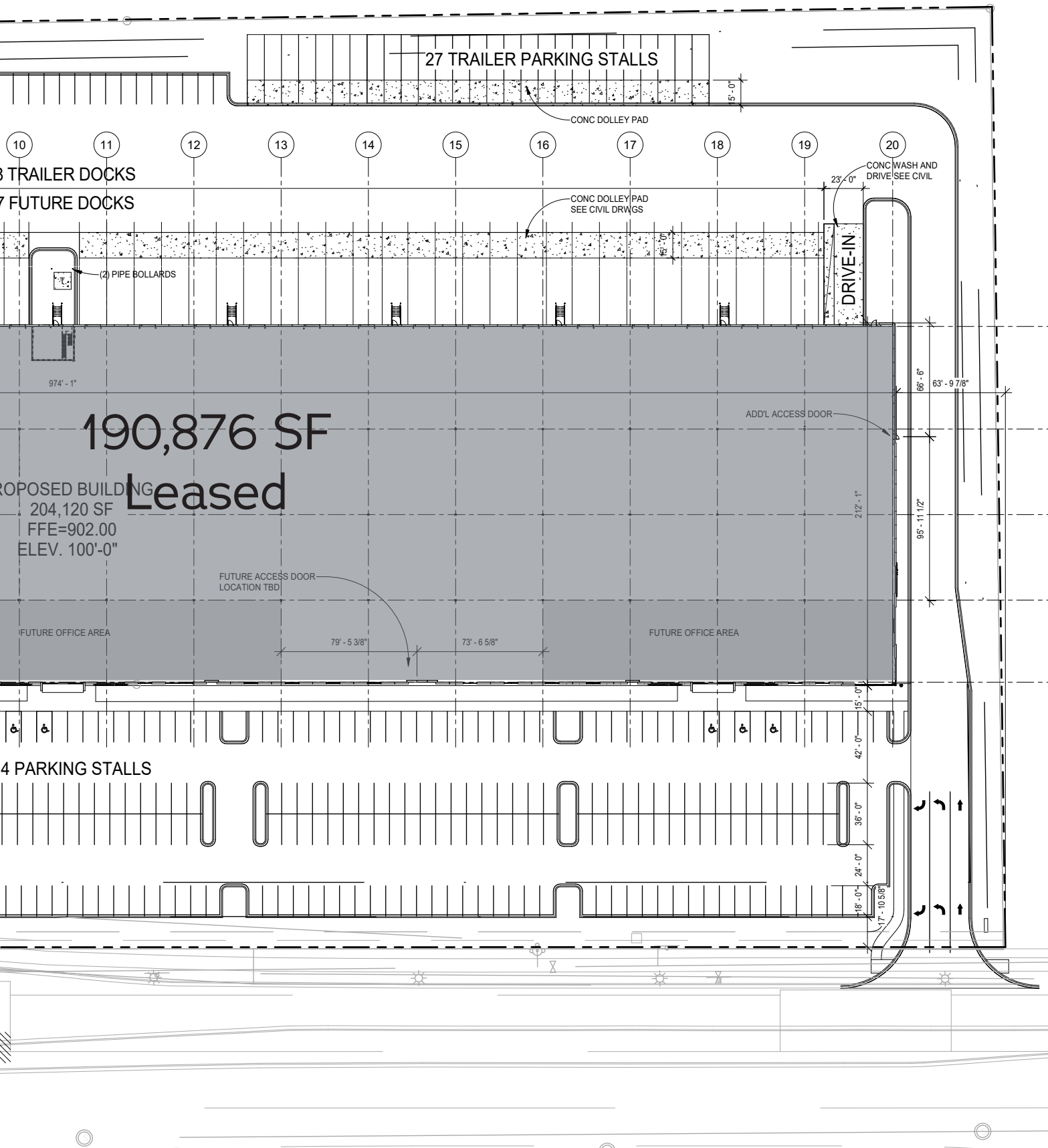
85' - 6 5/8"

28
17

PR

35





27 TRAILER PARKING STALLS

CONC DOLLEY PAD

3 TRAILER DOCKS

7 FUTURE DOCKS

CONC WASH AND DRIVE
SEE CIVIL

CONC DOLLEY PAD
SEE CIVIL DRWGS

DRIVE-IN

(2) PIPE BOLLARDS

974'-1"

190,876 SF
Leased

PROPOSED BUILDING
204,120 SF
FFE=902.00
ELEV. 100'-0"

ADD'L ACCESS DOOR

FUTURE ACCESS DOOR
LOCATION TBD

FUTURE OFFICE AREA

FUTURE OFFICE AREA

79'-5 3/8"

73'-6 5/8"

4 PARKING STALLS

66'-6"

63'-9 7/8"

95'-11 1/2"

212'-1"

15'-0"

42'-0"

36'-0"

24'-0"

18'-0"
17'-10 5/8"



ARBOR LAKES Corporate Center



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