



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

5575 W 78th Street
Edina, MN 55439

6,275 SF Sublease

*\$6,280/month Gross | \$6/PSF NNN
OPEX \$5.97 PSF*



CONTACT

MARIO HADLEY
(952) 960-4648 | MARIO@BROOKSHIRECO.COM

ROYCE PAVELKA
(952) 960-4744 | ROYCE@BROOKSHIRECO.COM

**Schedule a viewing
today to explore
the possibilities!**

Braemar Cecilia Sublease

5575 West 78th Street offers an exceptional sublease opportunity in the heart of Edina. This 6,275-square-foot industrial space is well-suited for storage, distribution, or operational needs. With 17-foot ceilings, one dock door, and a flexible layout, this property is ready to adapt to a variety of business uses. Its central location provides unparalleled access to major highways, ensuring convenience for logistics and accessibility for employees and customers alike. Situated near retail, dining, and residential neighborhoods, this space offers both practicality and connectivity.

PROPERTY HIGHLIGHTS

- 6,275 SF for Sublease through 2027
- End cap suite with strong natural light
- One dock door
- In-suite restroom

LOCATION DESCRIPTION

- Easy access to major highways - 494 & 169
- Plenty of parking
- Located in the heart of Edina with close proximity to retail, dining options and residential neighborhoods



ZONING | PID - Planned Industrial District

Publicly owned and operated civic and cultural institutions, including but not limited to administrative offices, libraries, public safety buildings and places of assembly.

PERMITTED USES

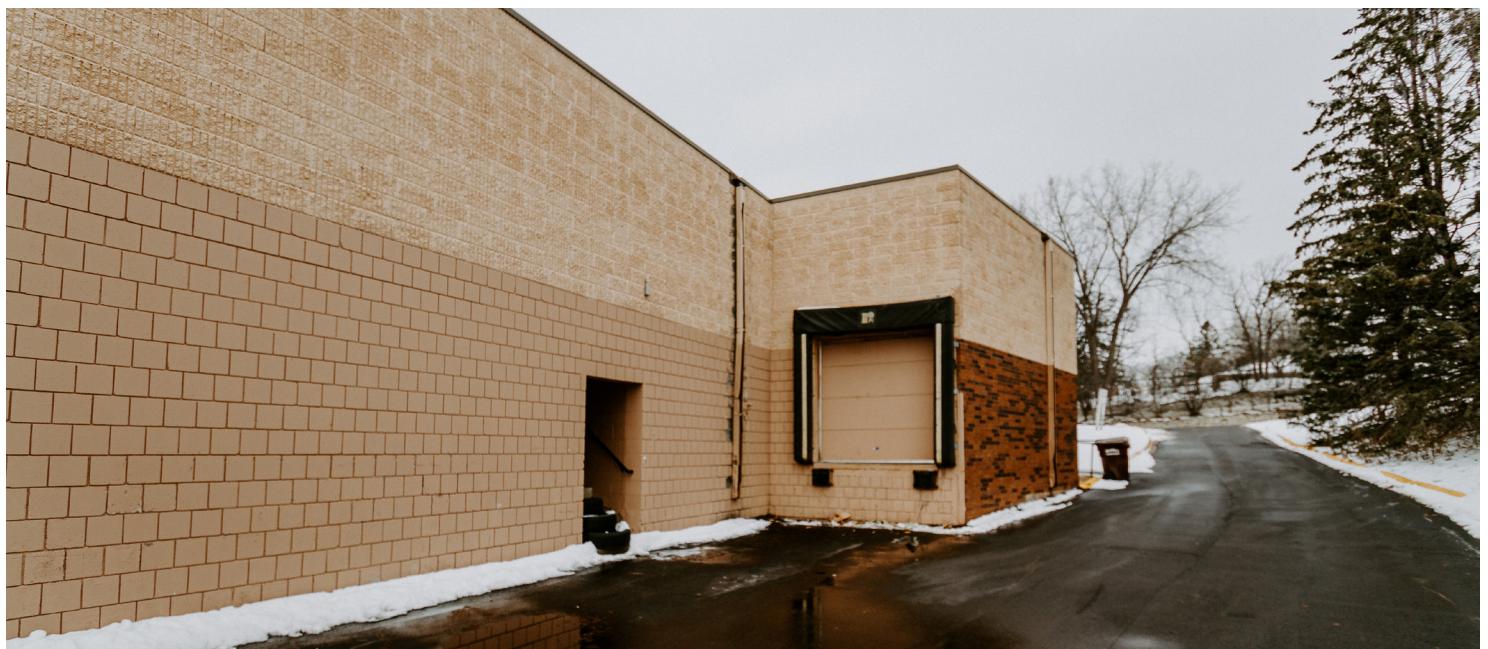
Manufacturing, compounding, processing, packaging, treatment and assembly of products and materials; Scientific research, investigation, testing or experimentation; Warehousing of nonperishable products, office equipment showrooms and repair services, mini-storage warehouses; Breweries, taprooms, wineries, distilleries and cocktail rooms; Blueprinting, photostating and printing shops; etc.

CONDITIONAL USES

Religious institutions, including churches, synagogues, chapels, temples and mosques

*See city zoning code for complete list [HERE](#)

[Watch Virtual Tour](#)



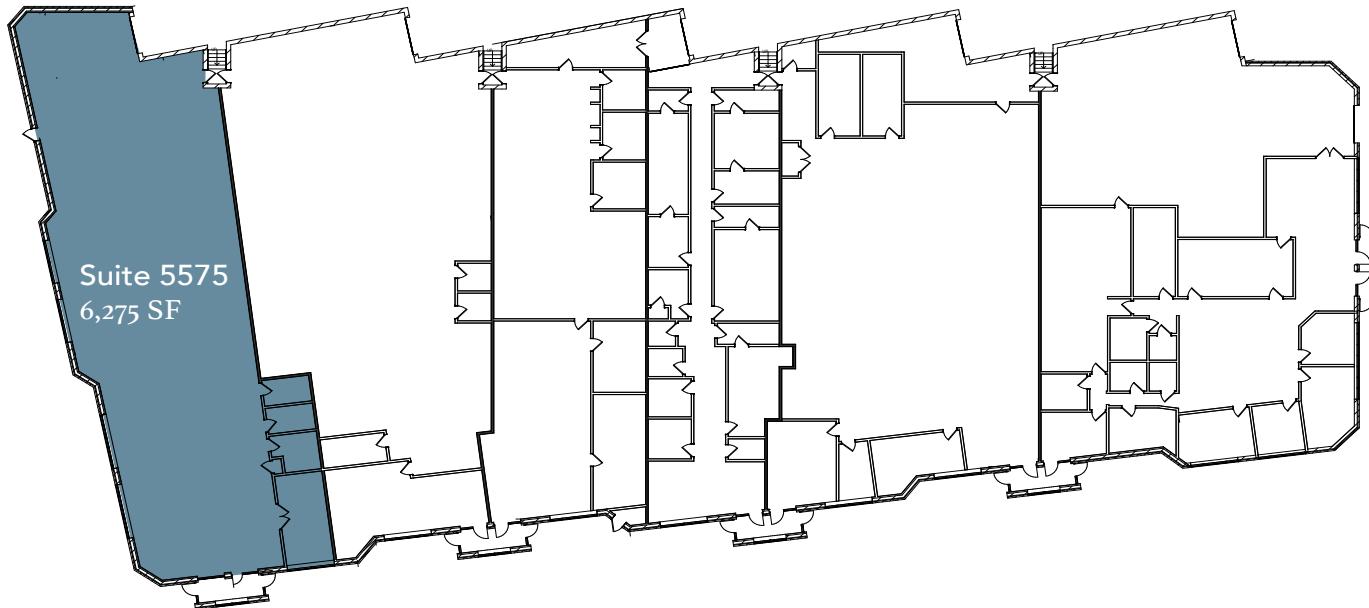
Specifications

ZONING	PID - Planned Industrial District	AVAILABLE	6,275 SF Total
PROPERTY USE	Industrial	1 Office	621 SF
YEAR BUILT	1982	Warehouse	5,654 SF
FLOORS	Single-story	Restroom	2 Total (In-suite)
PROPERTY ACCESS	Excellent Access	BUILDING IMAGE	Brick
Nearby HWY	HWY 494 & 169	CLEAR HEIGHT	14' Clear with 17' ceilings
Entrance	Private	DOCKS	1 total
TOTAL PARKING	Ample; 70 Spaces total	AIR CONDITIONING	Fully air conditioned
		OTHER	Utility Sink; Drop outlets throughout

Pricing Summary

\$6,280/month Gross | \$6/PSF NNN

OPEX \$5.97/PSF



Sublease through September 2027

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM
7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425

This information contained herein is from sources deemed reliable, but no warranty or representation
is made as to the accuracy thereof and no liability may be imposed.

