

 **JLL** SEE A BRIGHTER WAY

For lease

Edina Interchange I

5249 West 73rd St, Edina, MN
8,755 - 9,853 SF Available



Building specifications

Building SF	36,908 SF
Site Area	2.36 acres
Year Built	1979 / 1995
Clear Height	14' - 18'
Available Suite A	2,330 SF Office <u>6,425 SF Warehouse</u> 8,775 Total SF One (1) dock door (8'x10') Two (2) drive-ins (8'x10' and 8'x12')
Available Suite K	2,581 SF Office <u>7,272 SF Warehouse</u> 9,853 Total SF Two (2) dock doors (8'x10') One (1) drive-ins (8'x10')* <i>*ability to add one more drive-in</i>
Zoning	PID - Planned Industrial
Parking	1.20/1,000 SF
Rental Rate	Negotiable
Est. 2025 Tax/CAM	\$5.25



Property highlights

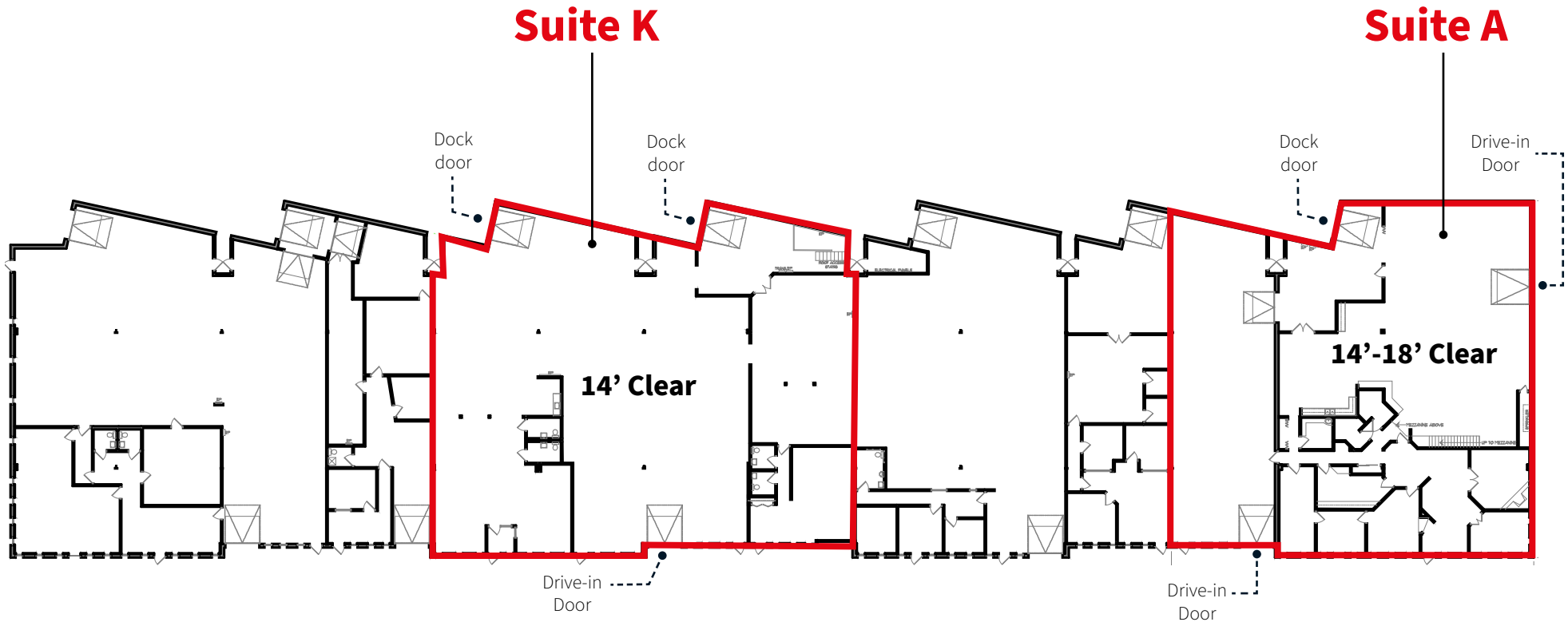


Close proximity to
494/Hwy100/Hwy 62



Abundant nearby
amenities and retail

Site plan - Edina Interchange I



Suite K

9,853 SF Total
Two (2) dock doors
One (1) drive-in door



Suite A

8,755 SF Total
One (1) dock door
Two (2) drive-in doors

Floor plan - Suite A

Available SF

2,330 SF Office

6,425 SF Warehouse

8,755 SF Total

Clear Height

14' - 18'

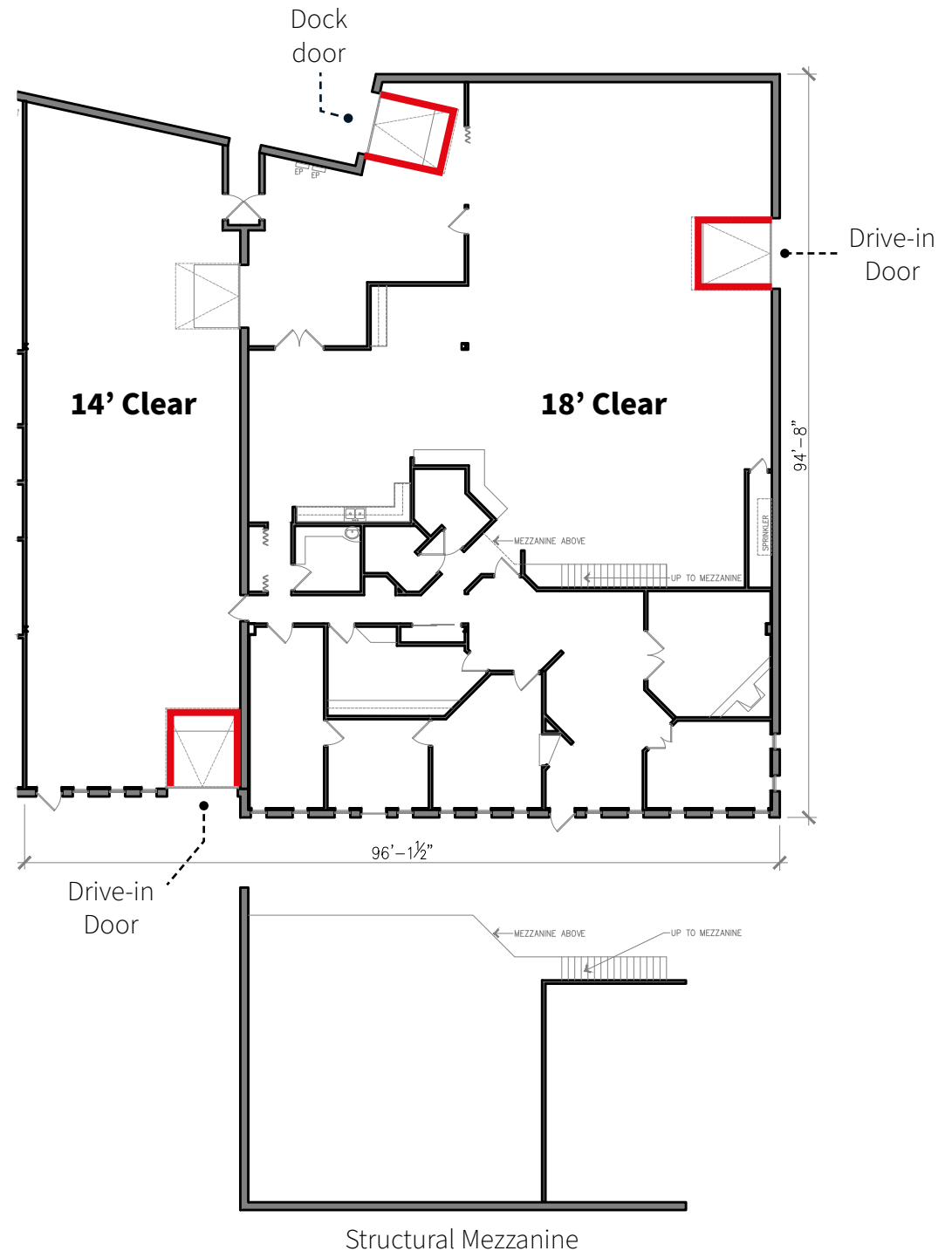
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One (1) dock door

- 8' x 10'

Two (2) drive-in doors

- 8' x 10'
- 8' x 12'



Floor plan - Suite K

Available SF

2,581 SF Office

7,272 SF Warehouse

9,853 SF Total

Clear Height

14'

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Two (2) dock doors

- 8' x 10'

One (1) drive-in door*

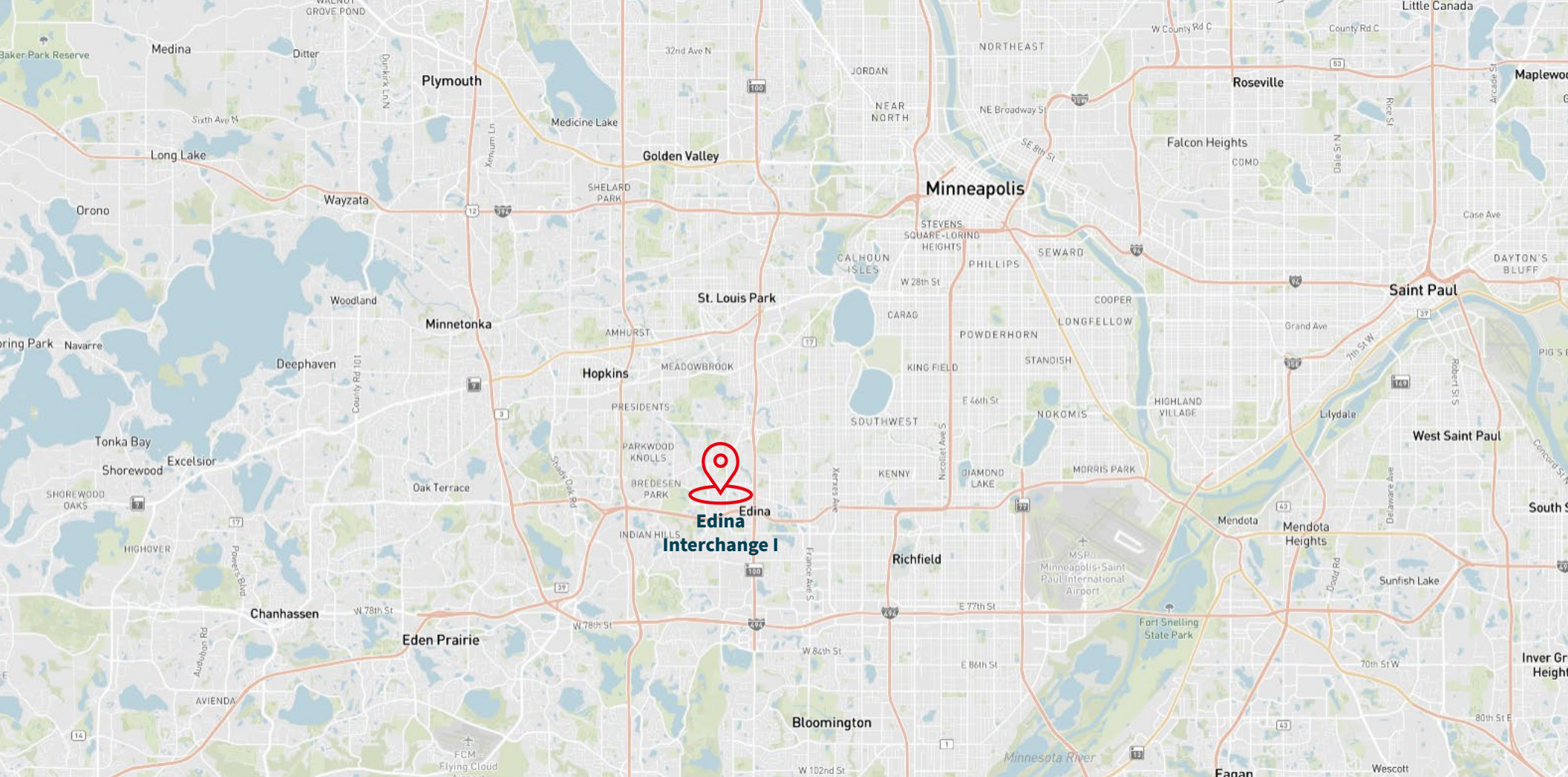
- 8' x 10'

**Ability to add one (1) additional drive-in door*



Area amenities





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