

FOR LEASE
15,096 SF



**6500 WEDGWOOD AVE N
MAPLE GROVE, MN**

BRENT MASICA
Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

DANNY McNAMARA
Managing Director
+1 952 893 8895
danny.mcnamara@cushwake.com



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- EXISTING CLEAN ROOM AND LAB SPACE
- ABUNDANT GLASS LINE
- CLEAN END CAP
- HEAVY PARKING
- ABILITY TO ADD A DRIVE IN DOOR

Address 6500 Wedgwood Rd N
Maple Grove, MN

Building Size 61,046 SF

Available SF
7,340 SF Office
7,756 SF Lab
15,096 SF Total

Lease Rates Negotiable

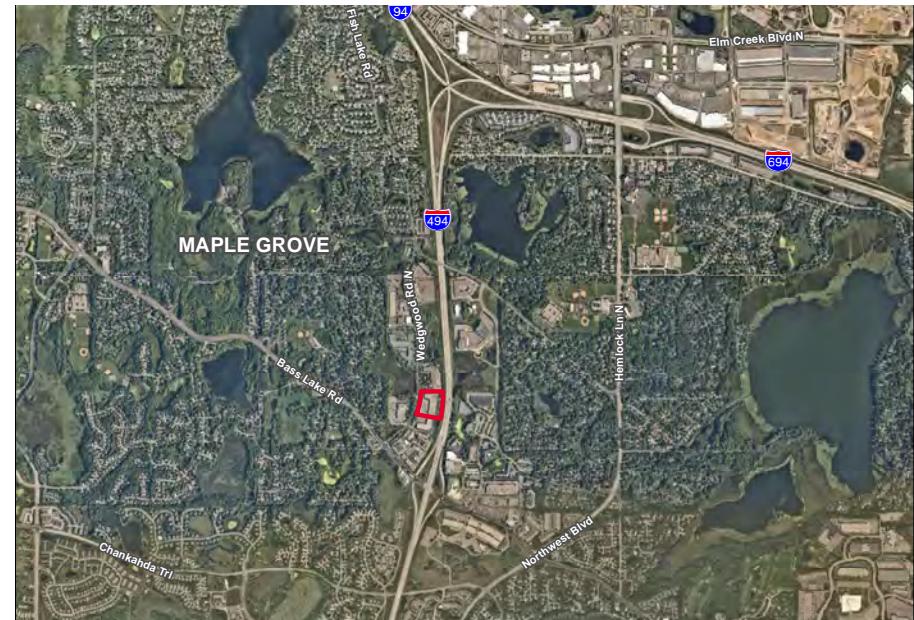
2026 Tax & CAM \$6.30 PSF Total

Parking 4/1,000 SF

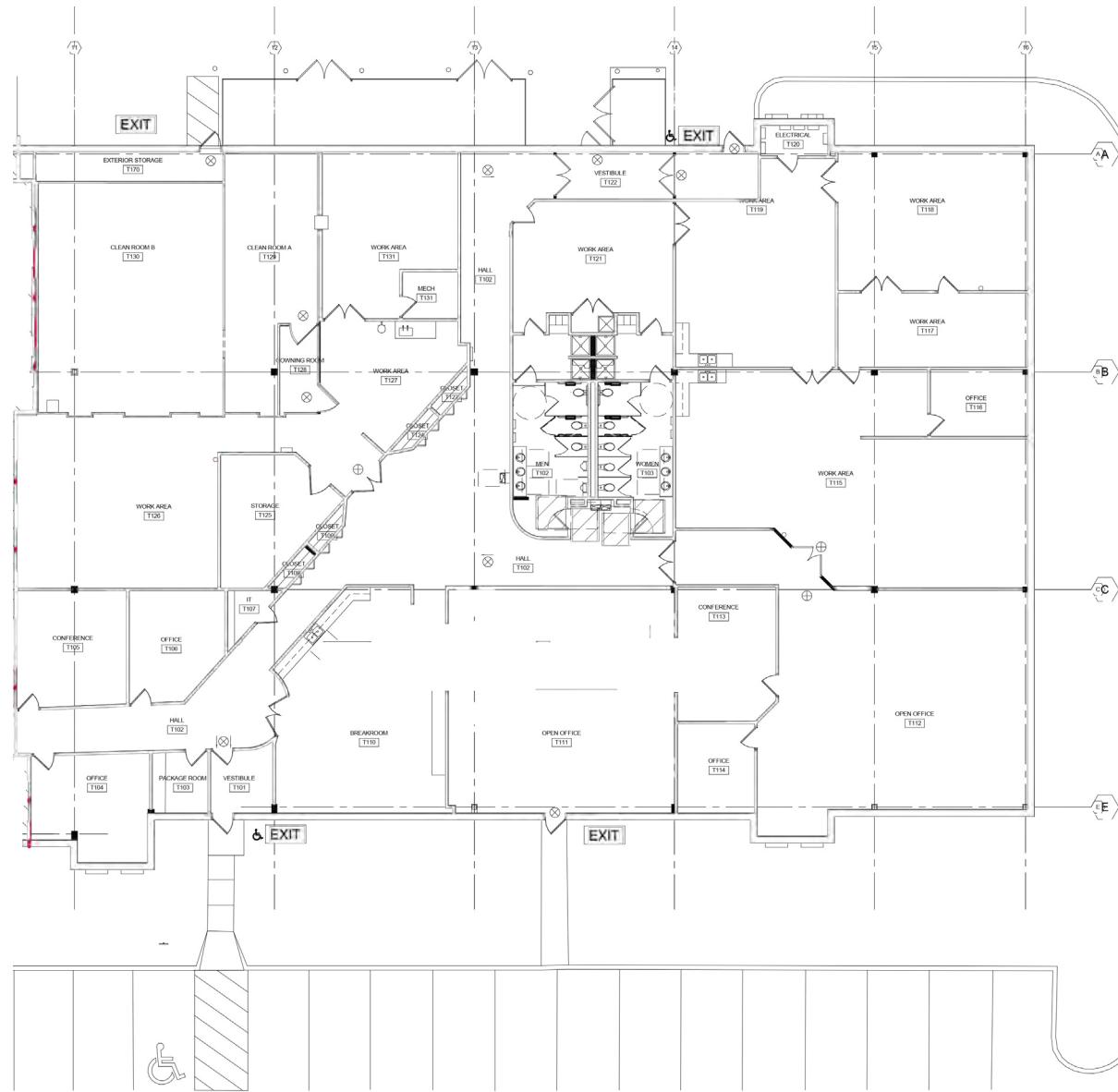
Clear Height 16' 9"

Year Built 1991

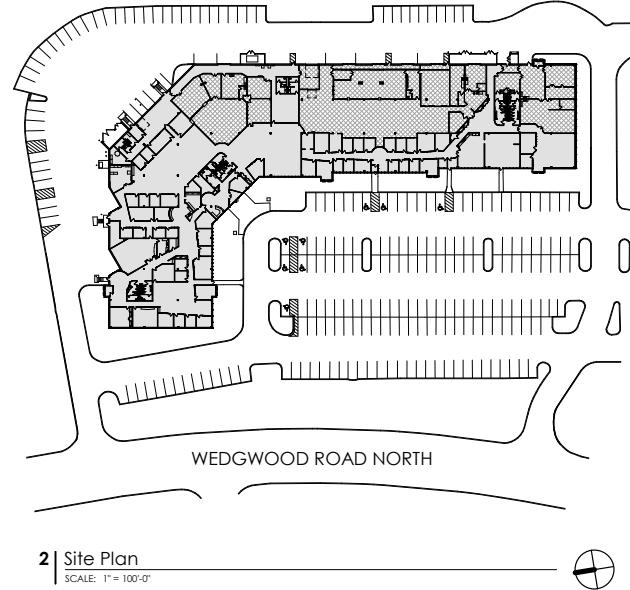
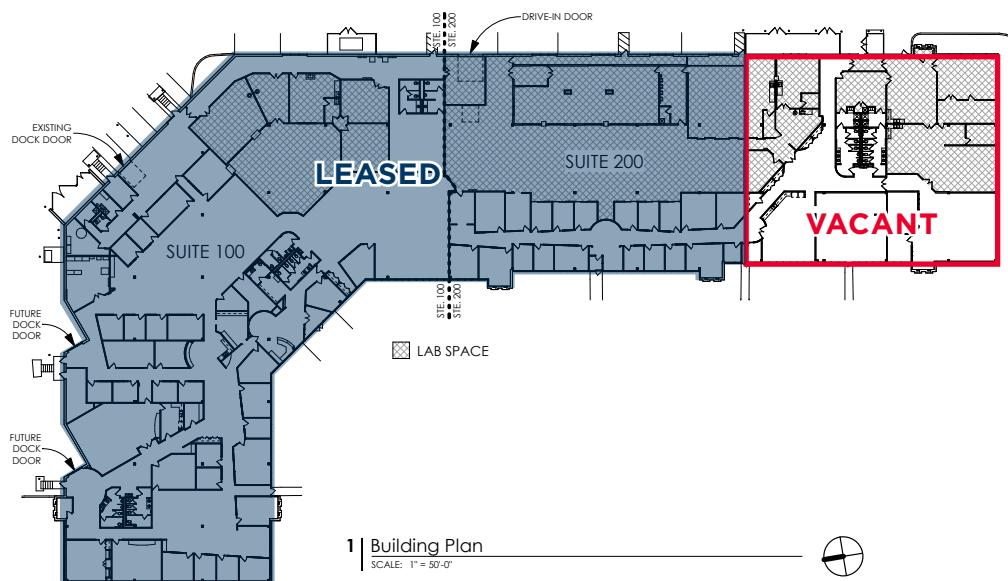
Sprinklered Wet System



SUITE 160



OVERALL BUILDING PLAN



BUILDING DATA	
TOTAL BUILDING AREA	61,046 SF .
BUILDING OFFICE AREA.	40,432 SF
BUILDING LAB AREA	20,614 SF
SUITE 100 OVERALL AREA	32,750 SF .
SUITE 100 OFFICE AREA	28,135 SF
SUITE 100 LAB AREA	4,615 SF
SUITE 200 OVERALL AREA	28,296 SF .
SUITE 200 OFFICE AREA	12,297 SF
SUITE 200 LAB AREA	15,999 SF
TOTAL PARKING233
TYPICAL STRUCTURAL BAY	30' x 32'-8"
CLEAR HEIGHT	16'-9"
EXISTING DOCK DOORS	1
FUTURE DOCK DOOR LOCATIONS.	2
DRIVE-IN DOORS	1

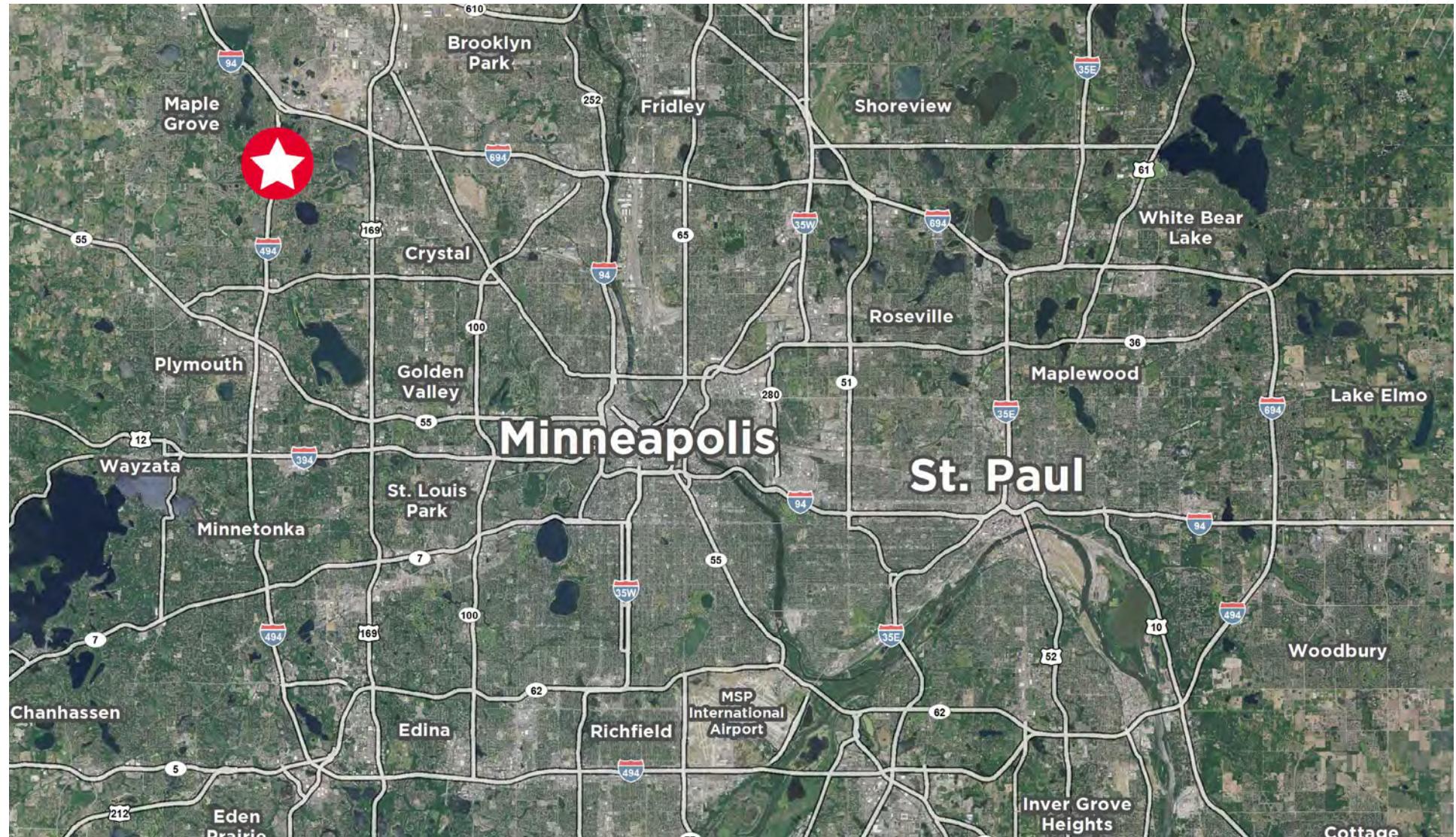
PROPERTY PHOTOS



AERIAL



AERIAL



BRENT MASICA

Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

DANNY McNAMARA

Managing Director
+1 952 893 8895
danny.mcnamara@cushwake.com

3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.