

FOR LEASE
15,096 SF

6500 WEDGWOOD AVE N MAPLE GROVE, MN

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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

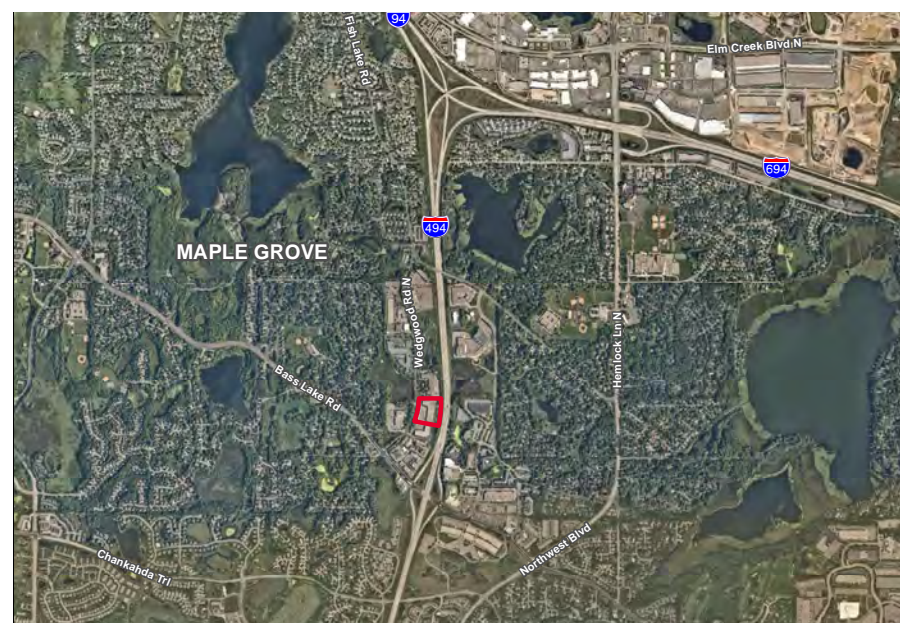
2026 Tax & CAM \$6.30 PSF Total

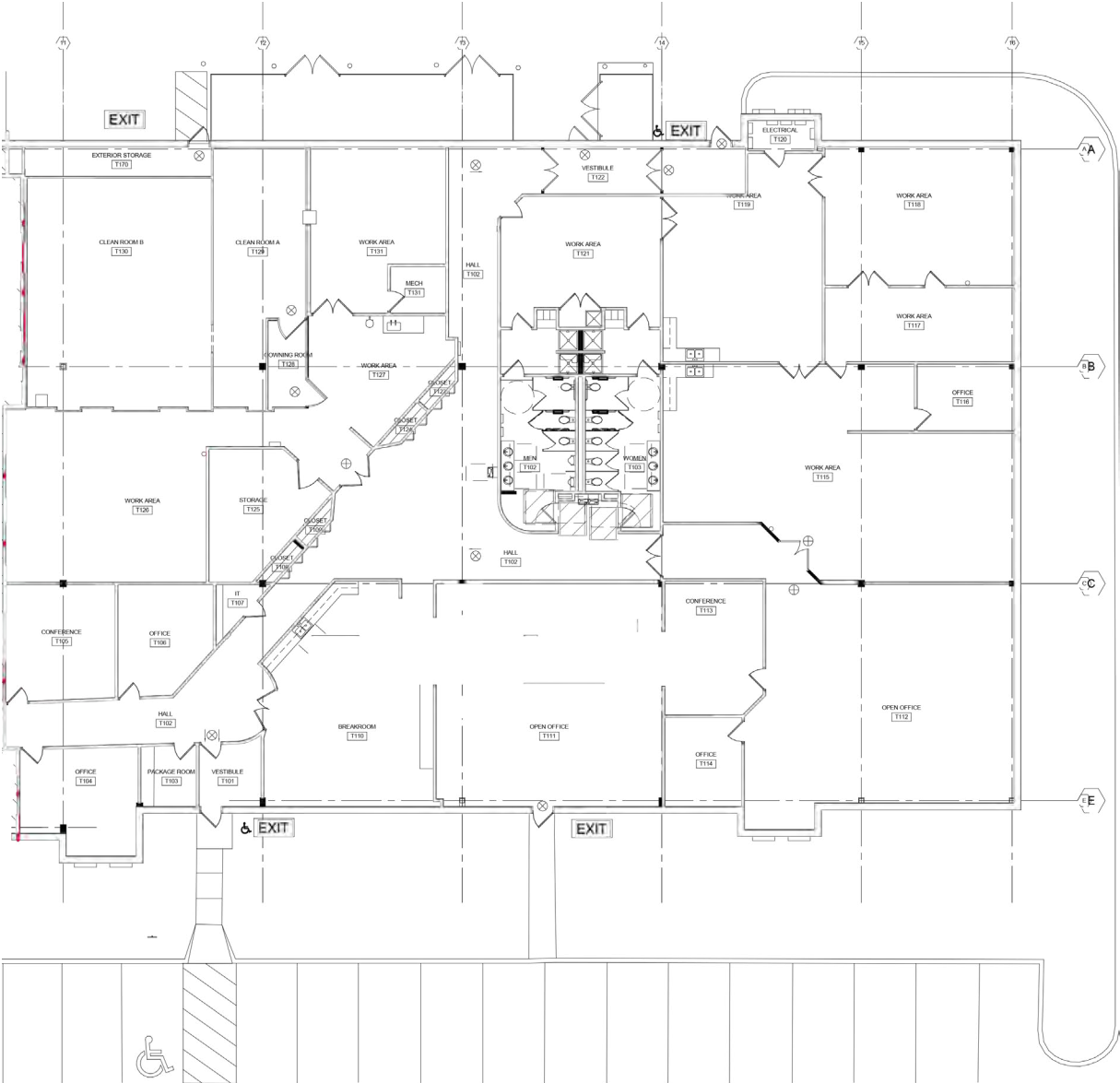
Parking 4/1,000 SF

Clear Height 16' 9"

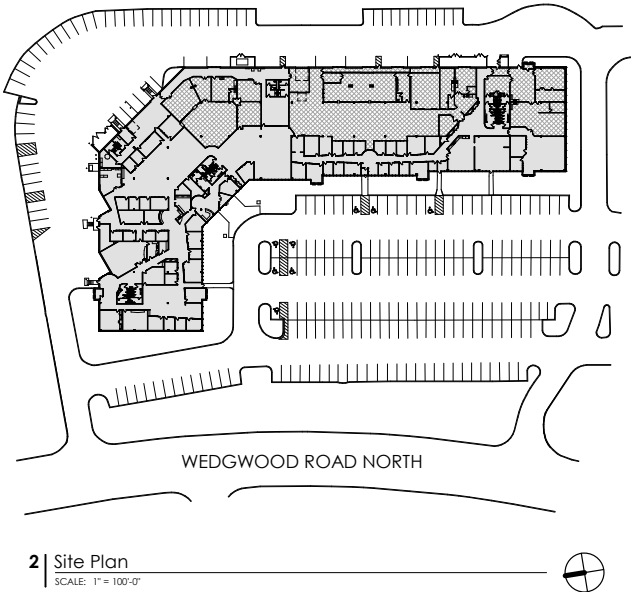
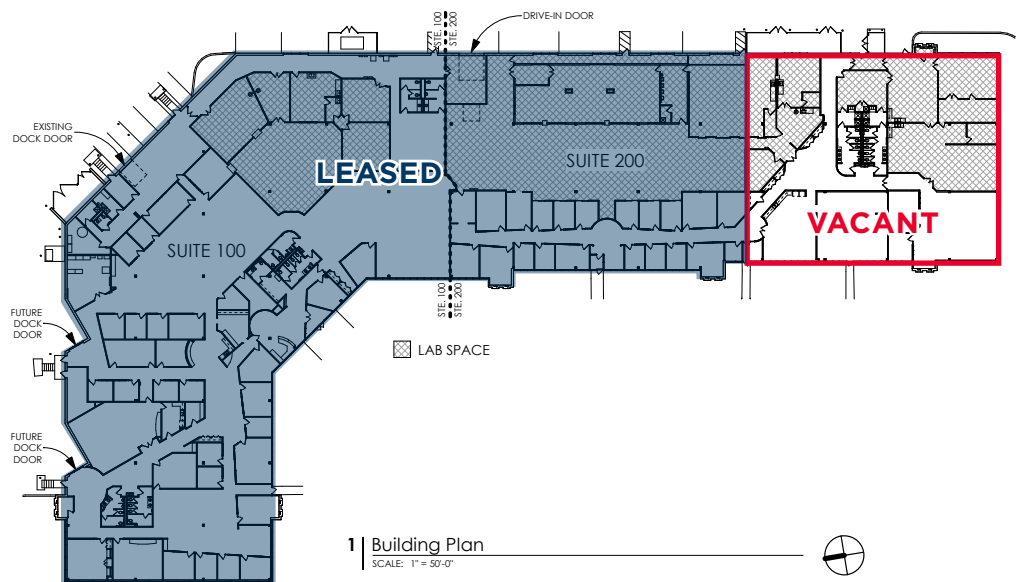
Year Built 1991

Sprinklered Wet System





OVERALL BUILDING PLAN

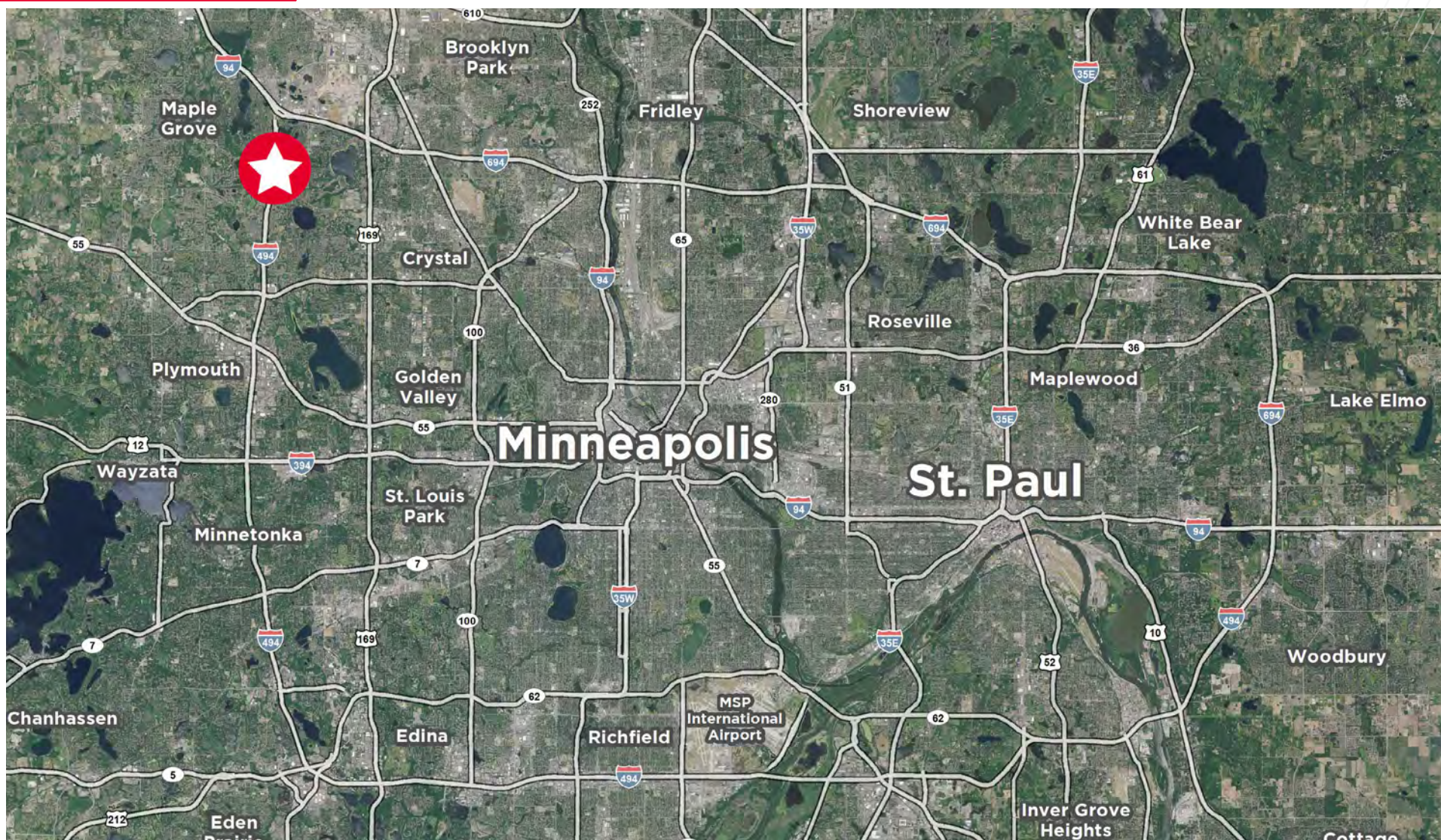


BUILDING DATA	
TOTAL BUILDING AREA	61,046 SF .
BUILDING OFFICE AREA	40,432 SF
BUILDING LAB AREA	20,614 SF
SUITE 100 OVERALL AREA	32,750 SF .
SUITE 100 OFFICE AREA	28,135 SF
SUITE 100 LAB AREA	4,615 SF
SUITE 200 OVERALL AREA	28,296 SF .
SUITE 200 OFFICE AREA	12,297 SF
SUITE 200 LAB AREA	15,999 SF
TOTAL PARKING	233
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







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