



For Sale or Lease | 5,000 - 16,686 SF Freestanding Retail/Office/Warehouse

4388 Shoreline Drive, Spring Park, MN 55384

Ryan Krzmarzick

Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Ansel Cook

Associate
+1 952 897 7894
ansel.cook@colliers.com

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
colliers.com

Colliers

Freestanding Retail / Office / Warehouse Building For Sale or Lease



4388 SHORELINE DRIVE | SPRING PARK, MN

4388 Shoreline Drive presents a **compelling opportunity for users seeking a versatile commercial property**. Spanning approximately 16,686 square feet, this Class B retail/office/warehouse building offers a flexible layout designed to accommodate a variety of business needs.

Positioned along Shoreline Drive, the property benefits from **excellent visibility** to approximately **9,500 vehicles per day**, providing strong business exposure and convenient accessibility. The property is also located in immediate proximity to the **Dakota Rail Regional Trail, Lake Minnetonka, and a Metro Transit bus stops**, further enhancing connectivity and convenience for employees and visitors.

Its adaptable configuration supports a wide range of uses, making it an **ideal fit for retail, office, showroom, and light industrial users**. Whether considering full-building occupancy or customized leasing opportunities, 4388 Shoreline Drive offers the flexibility to scale and evolve alongside your business. The property's unique combination of **functionality, visibility, accessibility, and location amenities** makes it a standout option in today's market.



4388 Shoreline Drive, Spring Park, Minnesota

Property Information

Property Size	16,686 SF
Land Area	0.82 Acres
Year Built	1992
Zoning	C-1 / R-2
Parking	40 spaces
Accessibility	Elevator serving all three levels
Loading	Three (3) drive-in doors One (1) dock door
HVAC	Original — 100% air-conditioned
Roof	Original
2026 Property Taxes	\$47,142.32 (\$2.83/SF)
PIDs	1811723430026 1811723430027 1811723430160

Availability

Sale Price	\$1,899,000 (\$113.81/SF)
Leasable Area	5,000 - 16,686 SF
Lease Rate	Negotiable
Sale Leaseback	Owner will consider leaseback of lower level
Signage	Monument and building





SHOWROOM - FIRST FLOOR

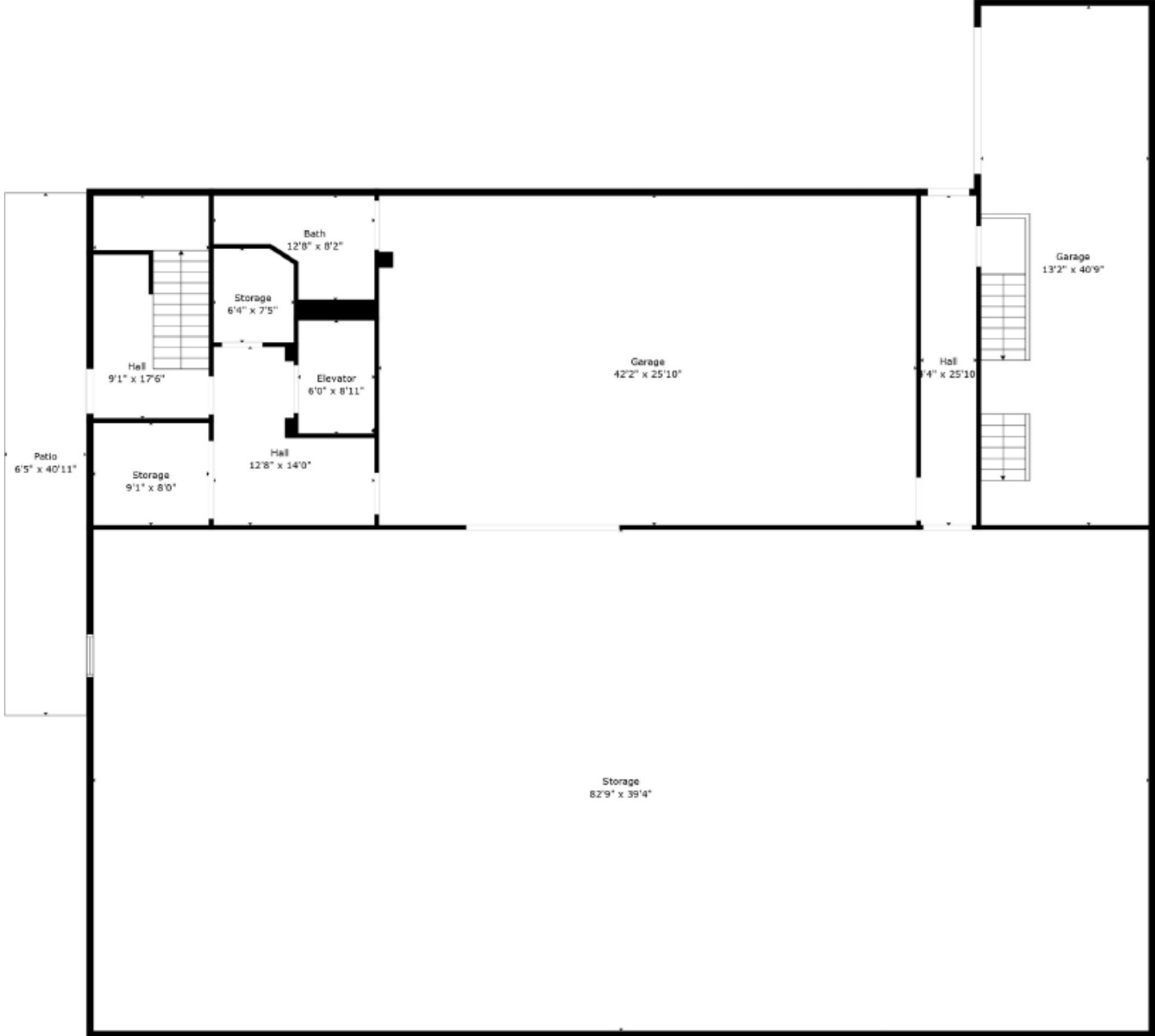


OFFICE - SECOND FLOOR

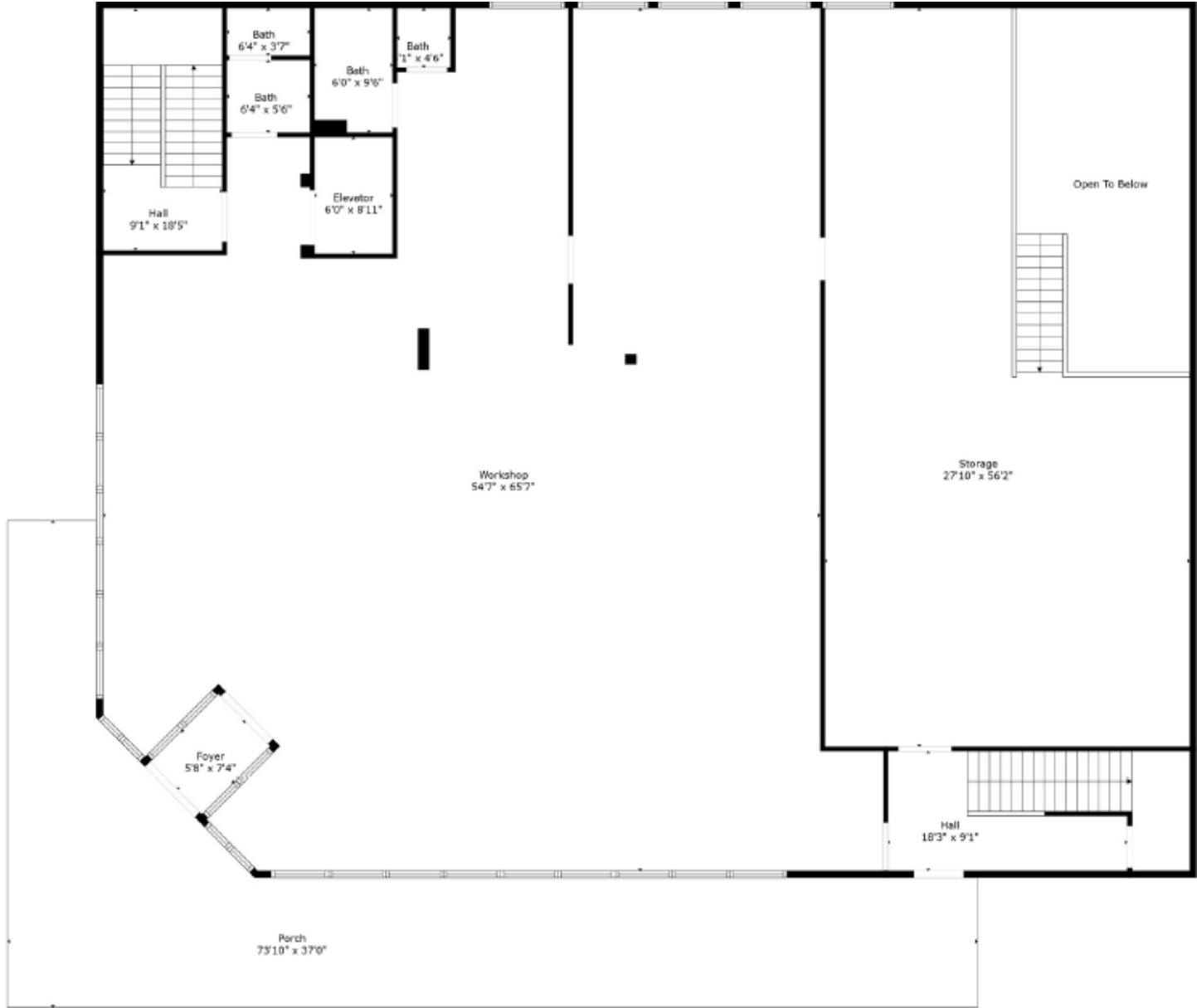


SERVICE/WAREHOUSE - LOWER LEVEL

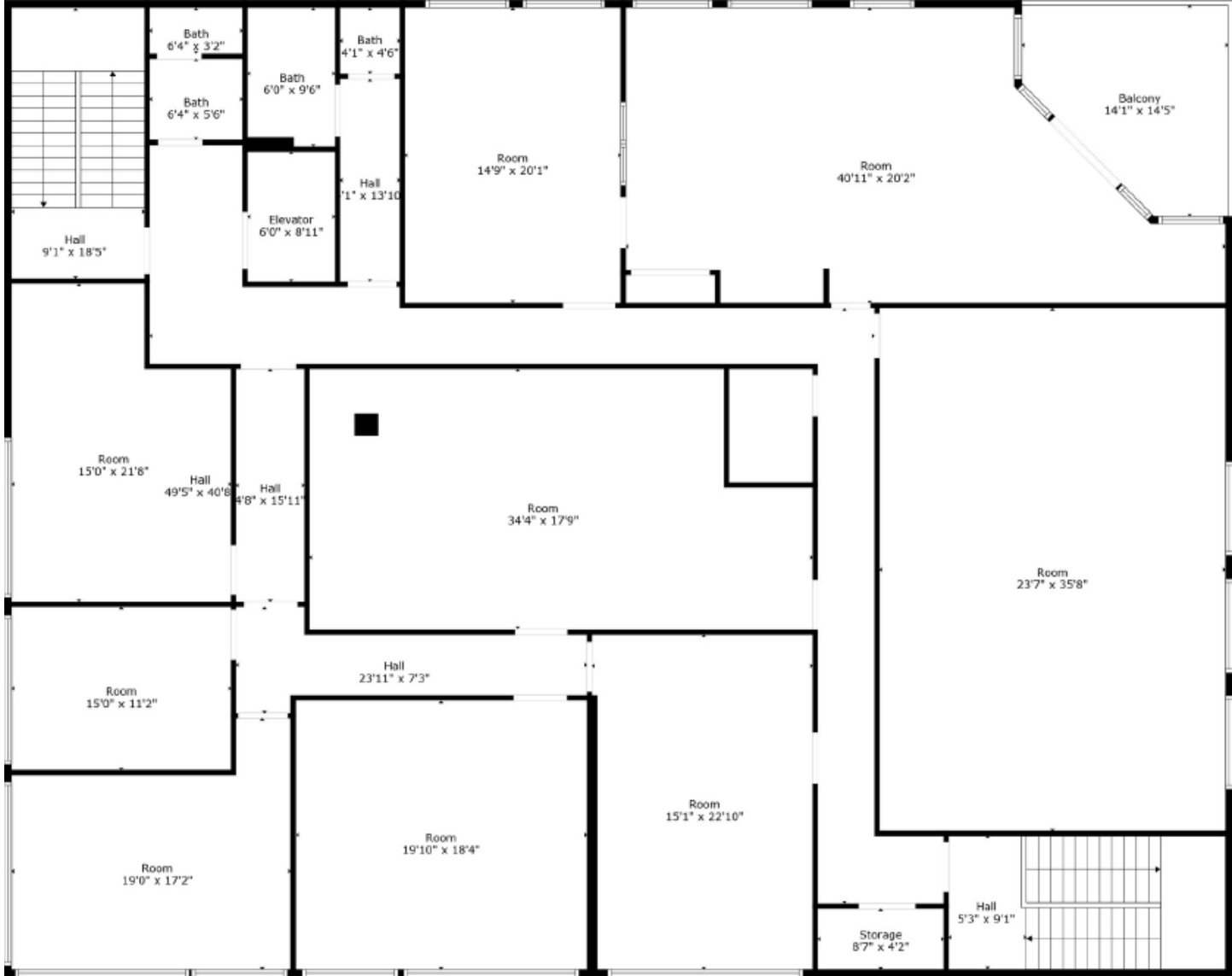
Showroom | First Floor



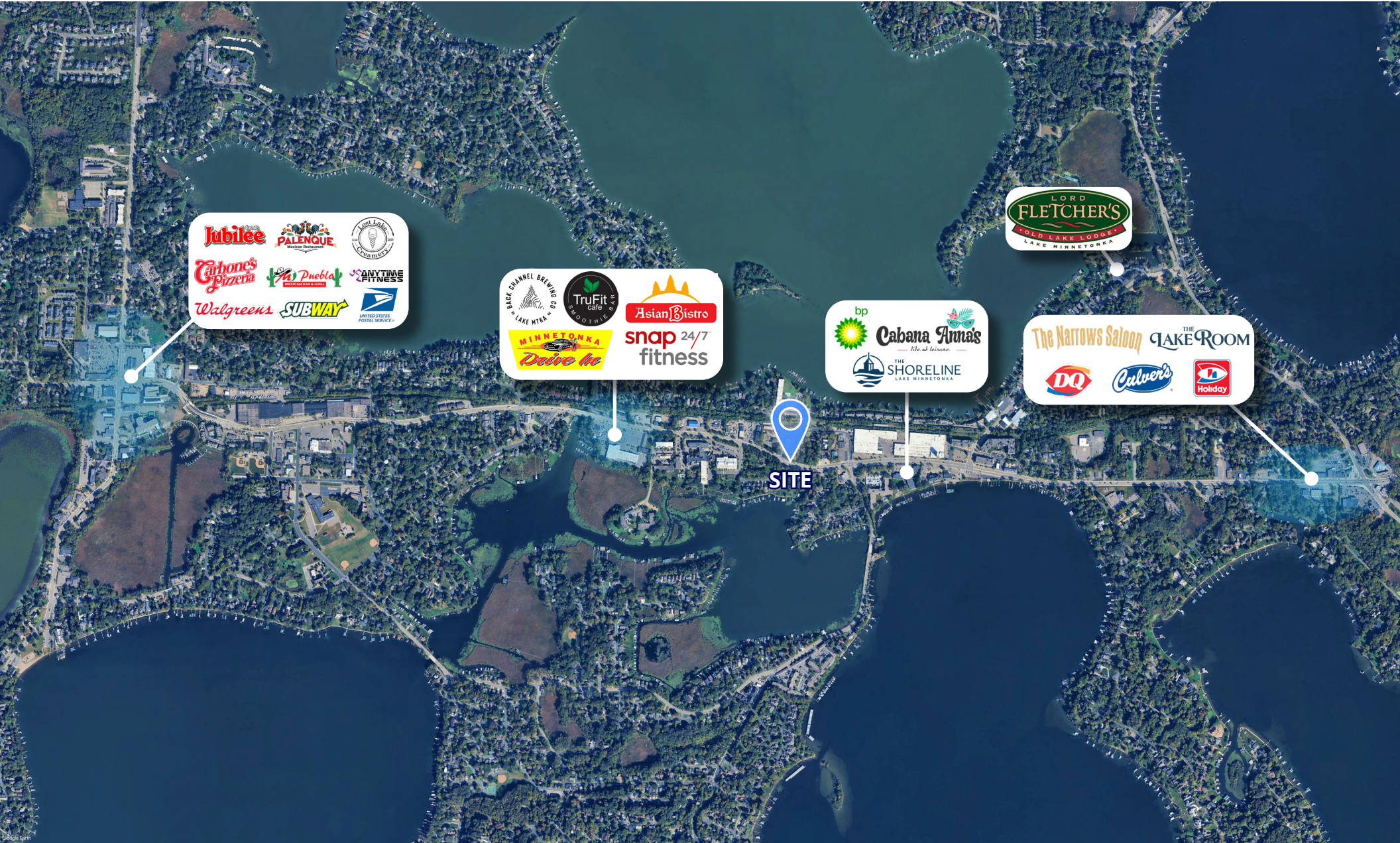
Office | Second Floor



Service/Warehouse | Lower Level



Property Location





4388 Shoreline Drive, Spring Park, MN | **For Sale or Lease**

For more information, contact:

Ryan Krzmarzick

Executive Vice President
+1 952 897 7746
ryan.k@colliers.com

Ansel Cook

Associate
+1 952 897 7894
ansel.cook@colliers.com

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.