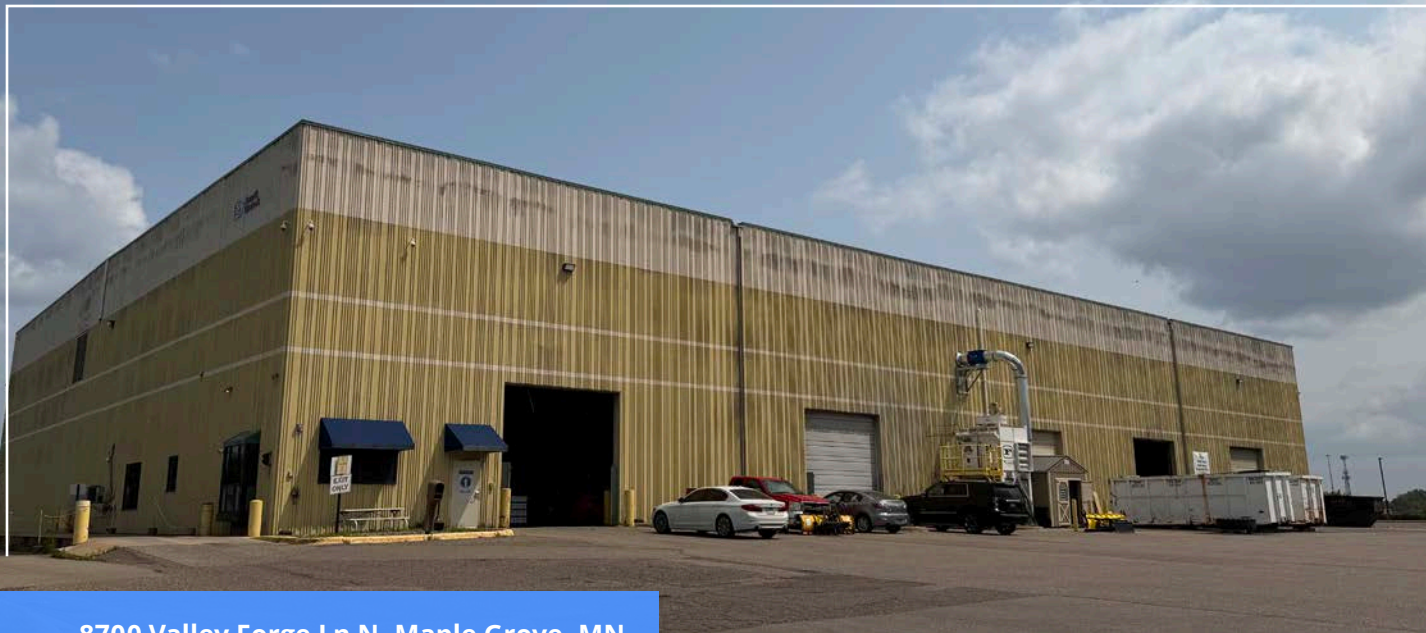




8700 Valley Forge Ln N, Maple Grove, MN

Bulk industrial space available **for sale**

Highly desirable Northwest metro location with outstanding building design
and convenient freeway access

This rare free-standing industrial bulk building features abundant dock, drive-in, and drive-thru doors, an on-site truck scale, oversized fenced-in parking lot with additional off-site street parking.

Surrounded by industrial, e-commerce, and freight delivery providers, this unique ownership opportunity sits in a most desirable sub-market with limited industrial buildings available for sale.

Available:

39,000
SF



Quick access to
I-94, MN-610, Co
Rd 81, Hwy 169



Dock, drive-
in & drive-
thru doors



36' clear height



On-site truck
scale

Steve Nilsson CCIM, SIOR

Vice President

+1 952 897 7899

steve.nilsson@colliers.com

Matt Newell

Senior Associate

+1 651 356 5074

matthew.newell@colliers.com



Property Facts

Address	8700 Valley Forge Ln N, Maple Grove, 55369
PID	13-119-22-31-0010
Site Area	5.35 acres
Zoning	Industrial, Metropolitan Industrial Park
Building Size	39,873 SF floor space with approximately 1,040 SF first floor office area and second floor finished space including restroom
Loading	• Two (2) drive-thru doors with flammable waste trap • Three (3) drive-in doors • Five (5) dock doors • One (1) trash compactor door
Parking	Both on/off street parking with oversized fenced-in parking lot/storage area
Sprinkler	Dry system
Clear Height	36'
Year Built	1995
Asking Price	Negotiable

Features

- Highly desirable Northwest Metro location with efficient building design and excellent freeway access
- Appropriate sized office/breakroom/finish areas
- On-site truck scale for semi loads
- Heavy power
- On- and off-street parking with oversized/fenced lot
- Amenity-rich location with food, hotel, convenience store related services

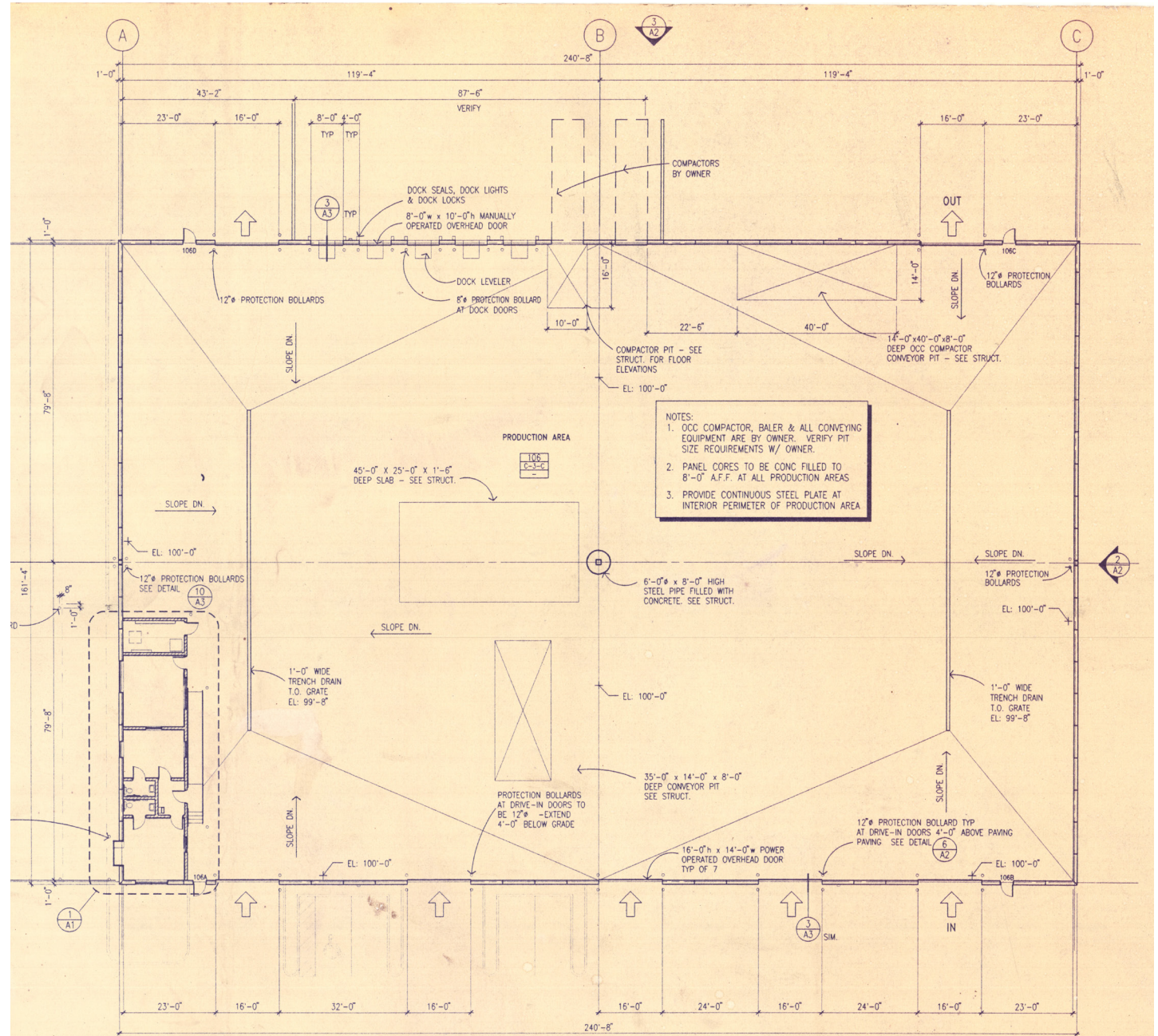
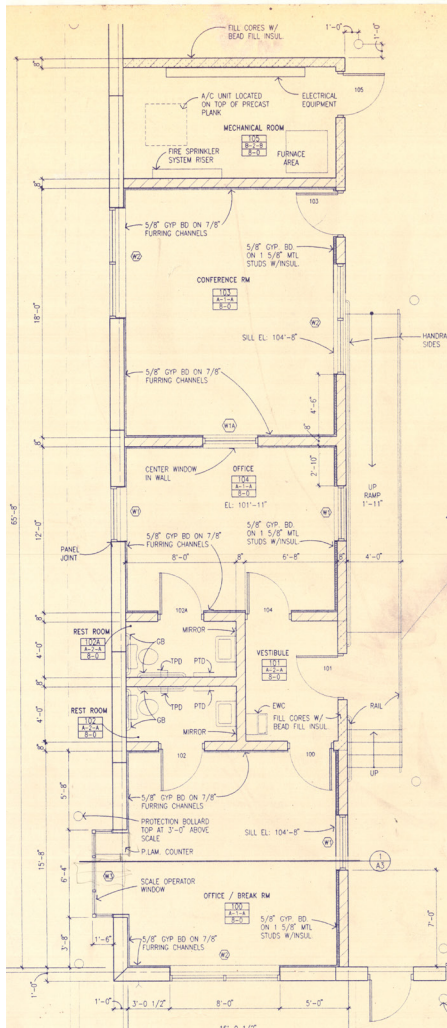
Location

Maple Grove is one of the state's fastest growing and dynamic cities. Strong City management and excellent location has allowed high quality residential, commercial and industrial growth to take place. Portions of the City still have a unique rural flavor and the City has an exceptional parks and recreation program with over 40 developed parks.

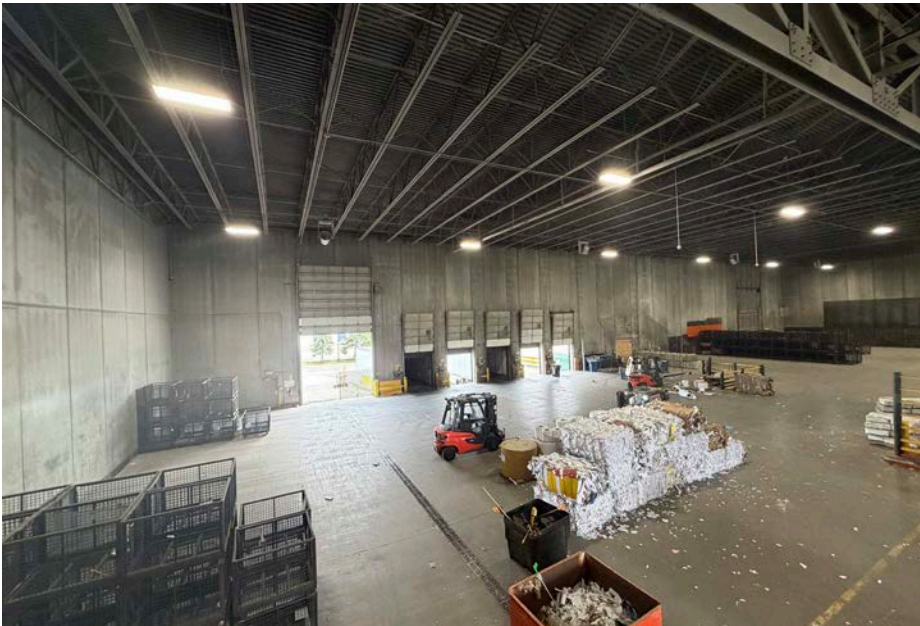
Property Aerials



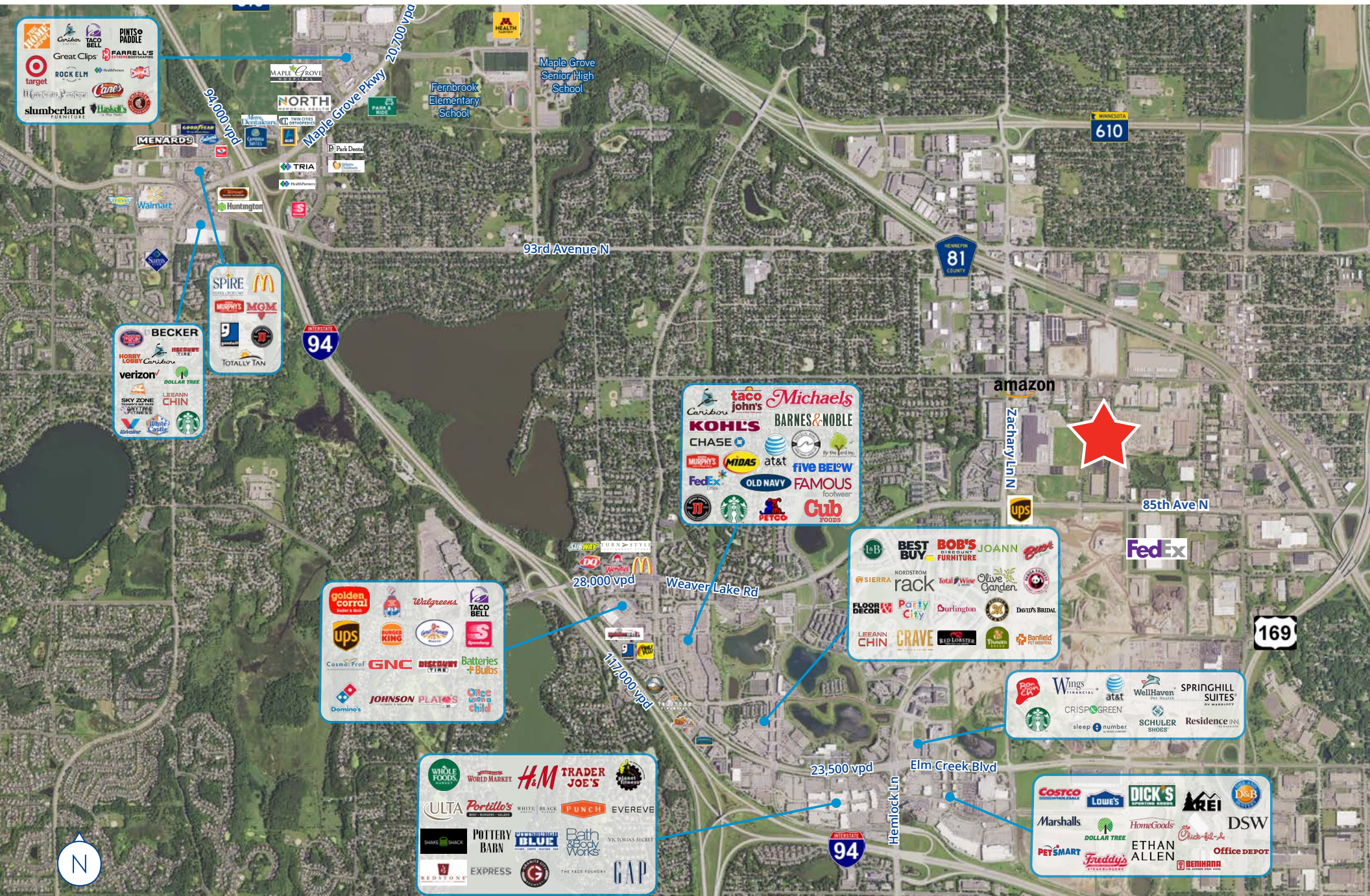
Second Floor Office



Property Photos



Area Amenities





Colliers

1600 Utica Avenue S, Ste 300
Minneapolis, MN 55416
colliers.com/msp

Steve Nilsson CCIM, SIOR

Vice President
+1 952 897 7899
steve.nilsson@colliers.com

Matt Newell

Senior Associate
+1 651 356 5074
matthew.newell@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). ©2026. All rights reserved.