

7500 MERIDIAN CIRCLE

Maple Grove, MN 55369

122,400 SF

Divisible to 53,829 SF

A Class A, functional distribution center
strategically located at the intersection
of I-94 and Hwy 169, just one mile from
The Shoppes at Arbor Lakes.



 **JLL** SEE A BRIGHTER WAY

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Building Specification

Address: 7500 Meridian Circle
Maple Grove, MN 55369

Building size: 122,400 SF

Building width x depth: 462' W x 250' D

Site: 8.47 acres

Office: Main floor: 11,522 SF
2nd floor: 10,673 SF

Warehouse: 100,205 SF

Clear height: 32'

Column spacing: 47.7' deep x 48.6' wide

Dock loading: 14 dock doors (8' x 10')

Drive-in doors: Two - 12' x 14' with air flow screens

Truck court depth: Approximately 160'

Asking rates: Negotiable

Power: 1,200-Amp | 277/480 Volt | 3 Phase

Lighting: T-8 with motion detectors

Construction: Tilt-up

Year built: 1996

Trailer parking: 12 drops

Parking: 142 stalls

PID: 25-119-22-11-0009

Zoning: Freeway Frontage District

HVAC: Roof top units

Roof: Replaced in 2013

Sprinkler: ESFR (pipes replaced in 2012)

2024 Tax/Cam: CAM: \$1.49/SF
Tax: \$2.36/SF
TOTAL: \$3.85/SF

Date available: Today





Prime Location and Visibility

Close to area amenities and providing highway signage visibility to over 88,000 vehicles per day.


The Shoppes at Arbor Lakes

Just minutes from The Shoppes at Arbor Lakes, 7500 Meridian is located in the backyard of all the conveniences of the Northwest submarket.

With 3 distinct shopping areas, the Shoppes at Arbor Lakes consist of over 220 businesses including national brands, unique specialty stores and a wide variety of restaurants. Combined, they have more retail space than anywhere in Minnesota.

 **46**
Restaurants

 **4**
Grocery retailers

 **33**
Apparel & fashion retailers

 **14**
Home retailers

 **32**
Gifts & specialty retailers

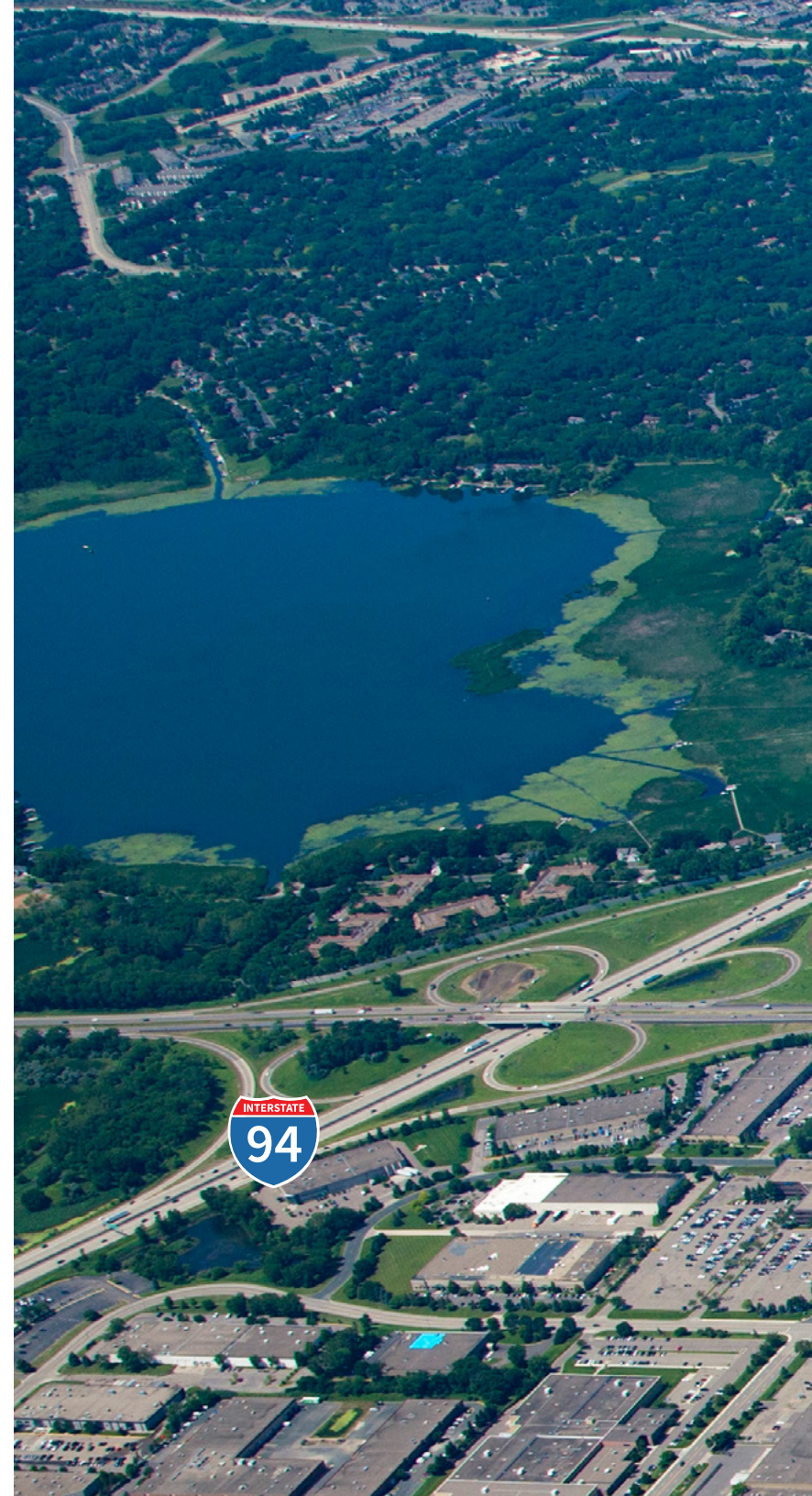
 **31**
Personal services retailers

 **6**
Hotels

 **6**
Electronic retailers

 **4**
Sports & leisure retailers

 **3**
Shoe retailers



**THE SHOPPES
AT ARBOR LAKES**

7500 MERIDIAN CIRCLE



KILMER LANE

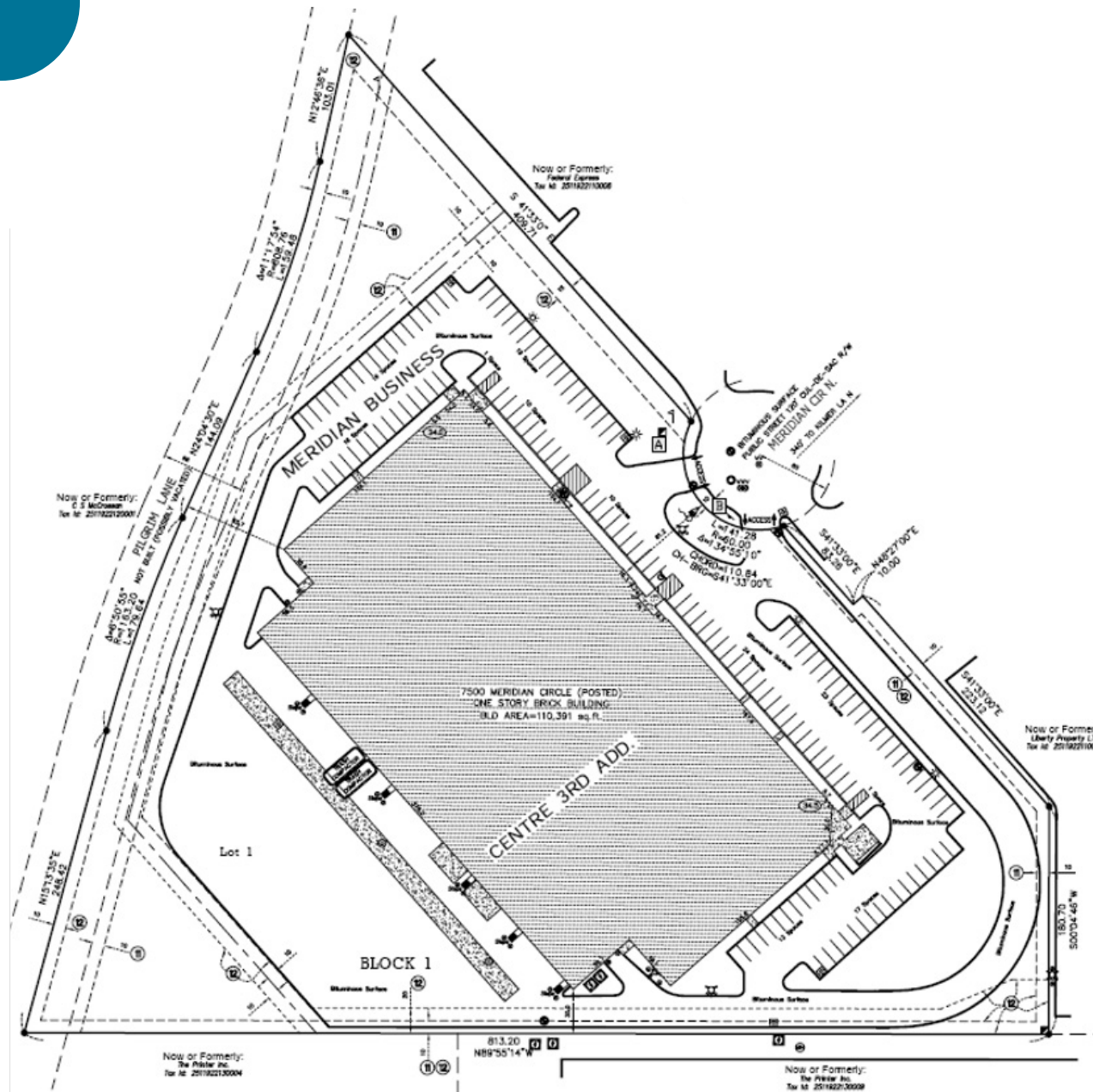
ELM CREEK BLVD. N

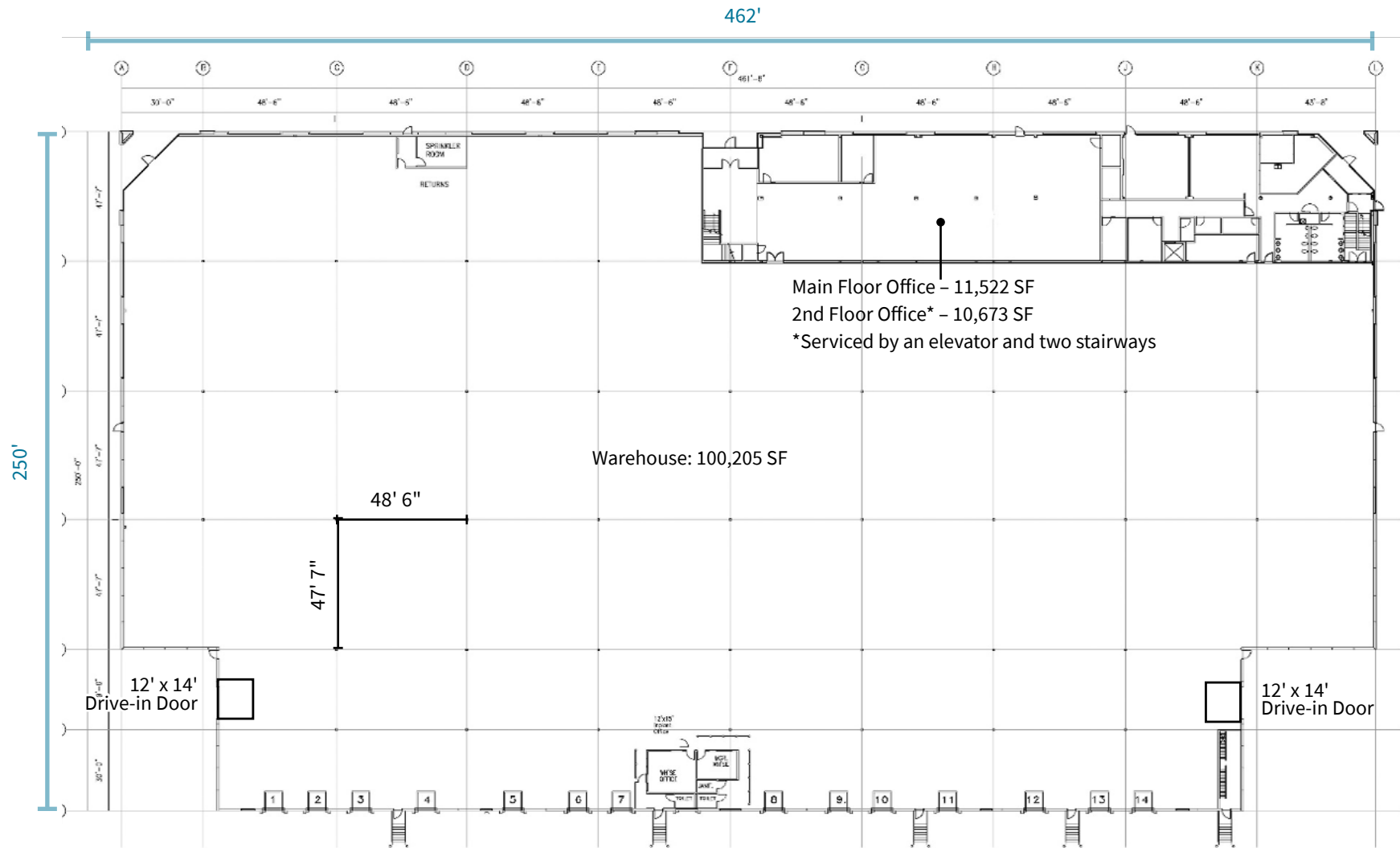
JEFFERSON HWY

BROOKLYN BLVD.

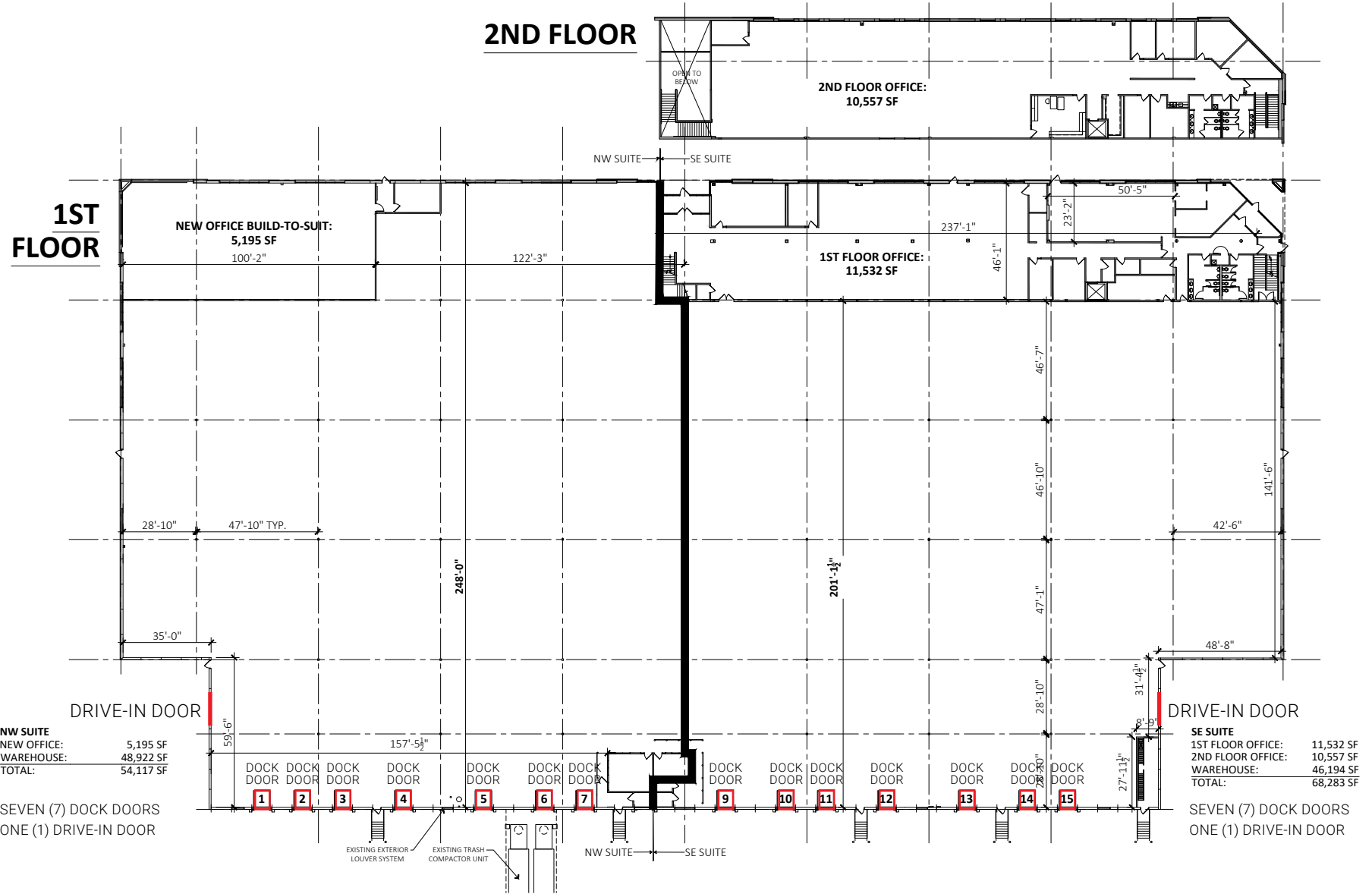


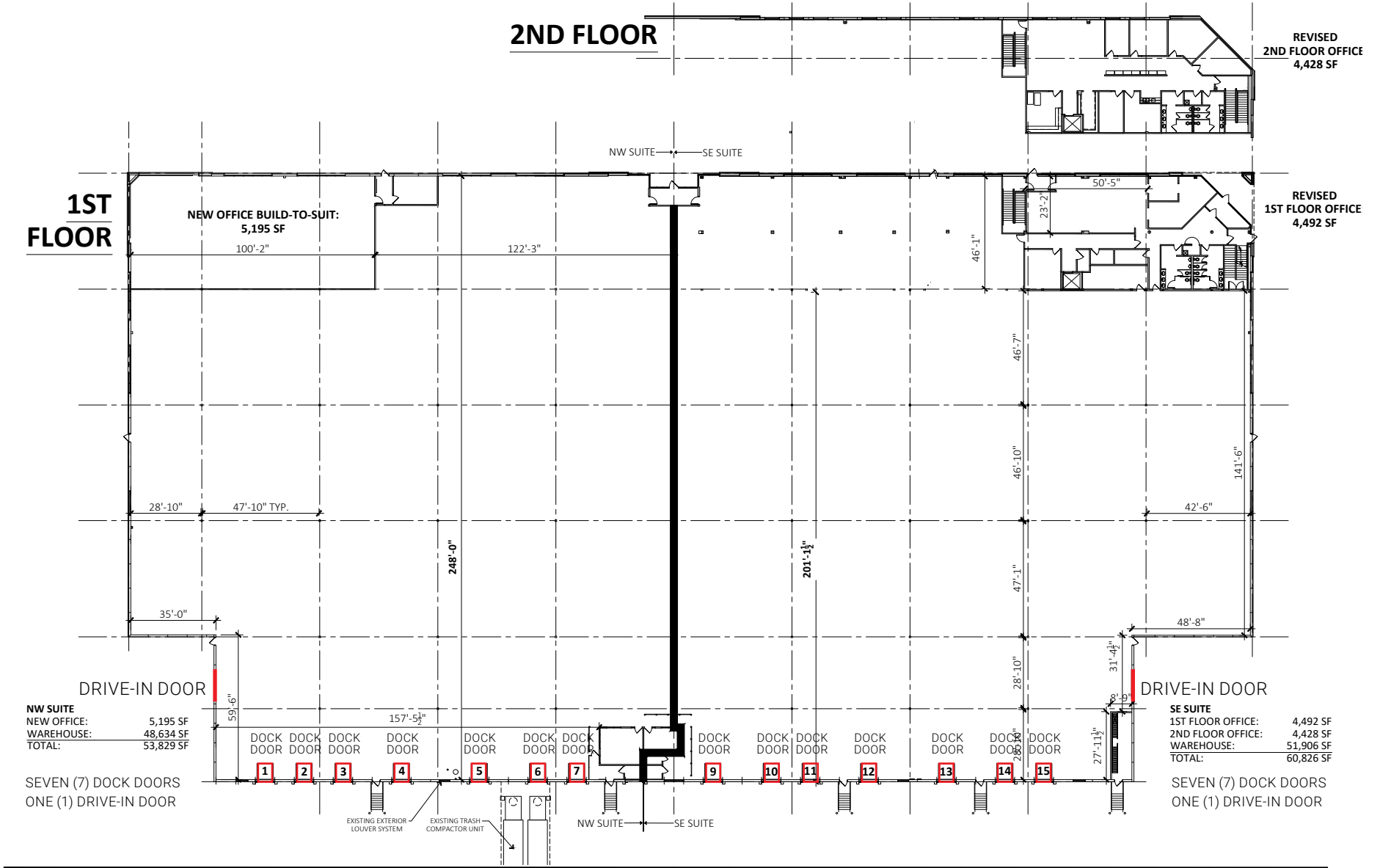
Site Plan





Demising Plans

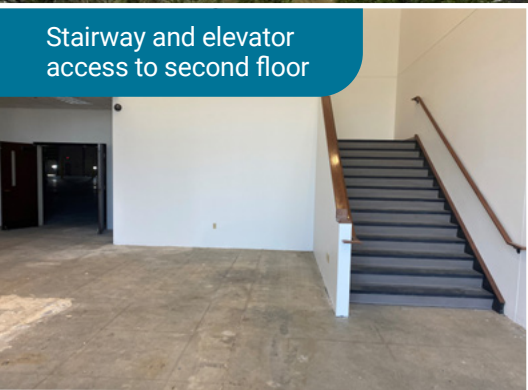




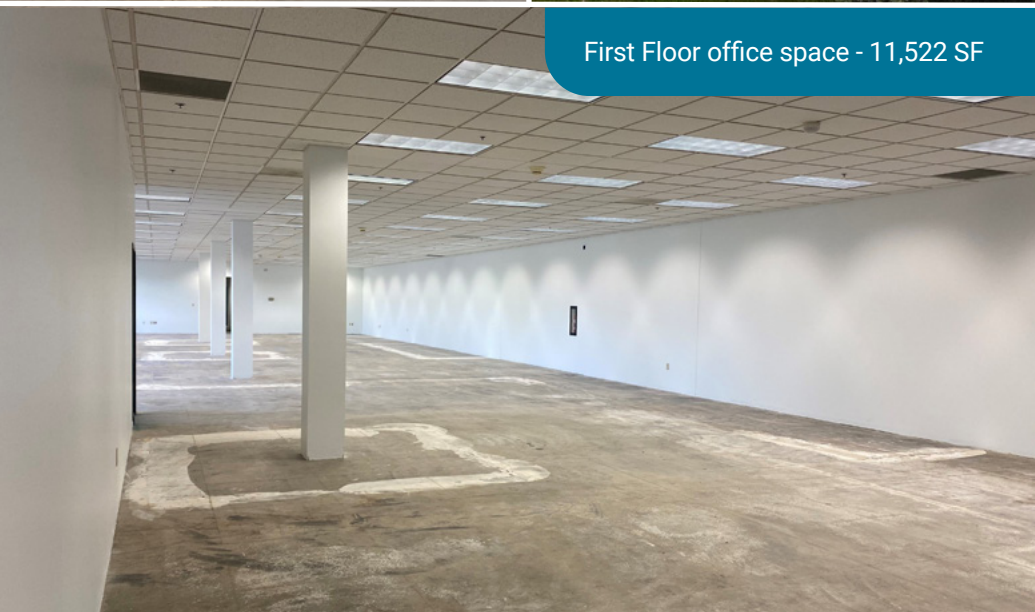
160' truck court depth



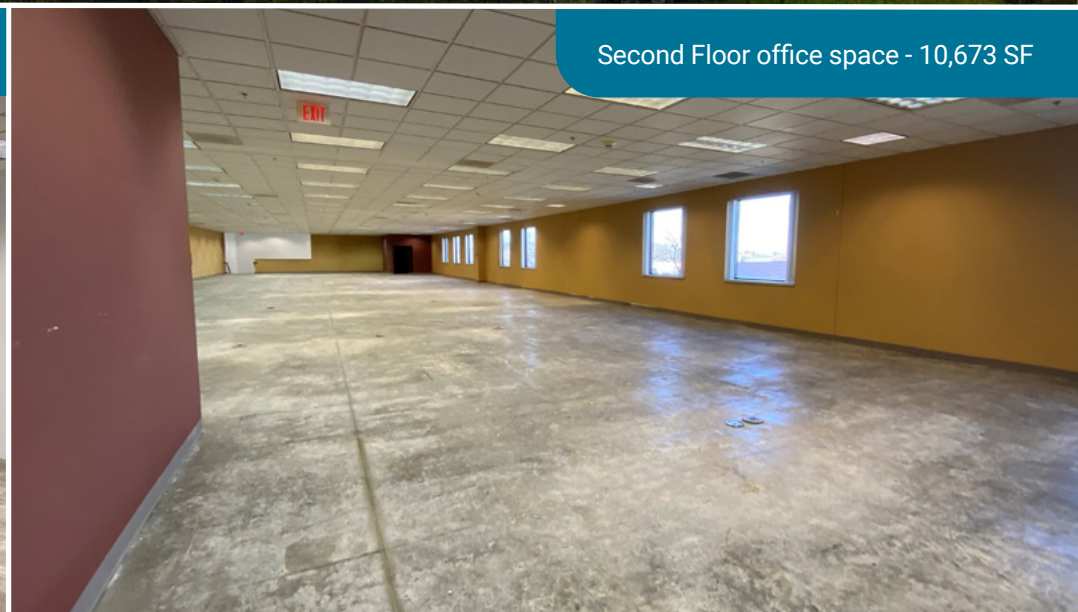
Stairway and elevator access to second floor



First Floor office space - 11,522 SF



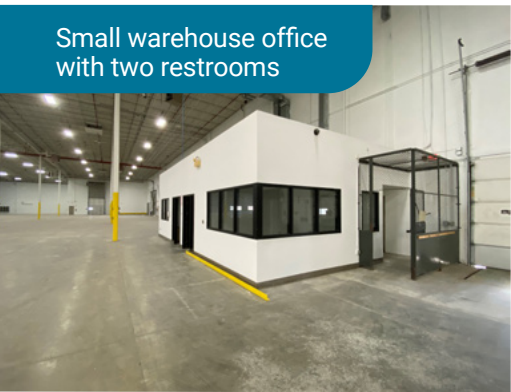
Second Floor office space - 10,673 SF



Warehouse features 14 docks, and 2 drive-in doors



Small warehouse office with two restrooms



32' clear height warehouse space



47.7' deep by 48.6' wide column spacing



Neighboring Businesses



THE SHOPPES
AT ARBOR LAKES

ELM CREEK BLVD.

7500 MERIDIAN CIRCLE

FedEx

RR DONNELLEY

169

INTERSTATE
694

BOONE AVE. N

Medtronic
Octane
FITNESS
mocon®
nystrom
MENASHA

EGAN
DATA RECOGNITION
ORS•Nasco
DRC
CORPORATION
DDS
Diversified Distribution
Systems, LLC

FASTENAL
ROCHFORD
SUPPLY
AAA
MOVERS
Doherty
THE EMPLOYMENT EXPERTS
ANYTIME BAR SUPPLIES
YOUR PERFECT PROMOTIONAL PARTNER
Gamet
Veritiv

PUSH-PEDAL-PULL
the exercise equipment experts
DANE
TECHNOLOGIES
COVER
EARTH
SHERWIN
WILLIAMS

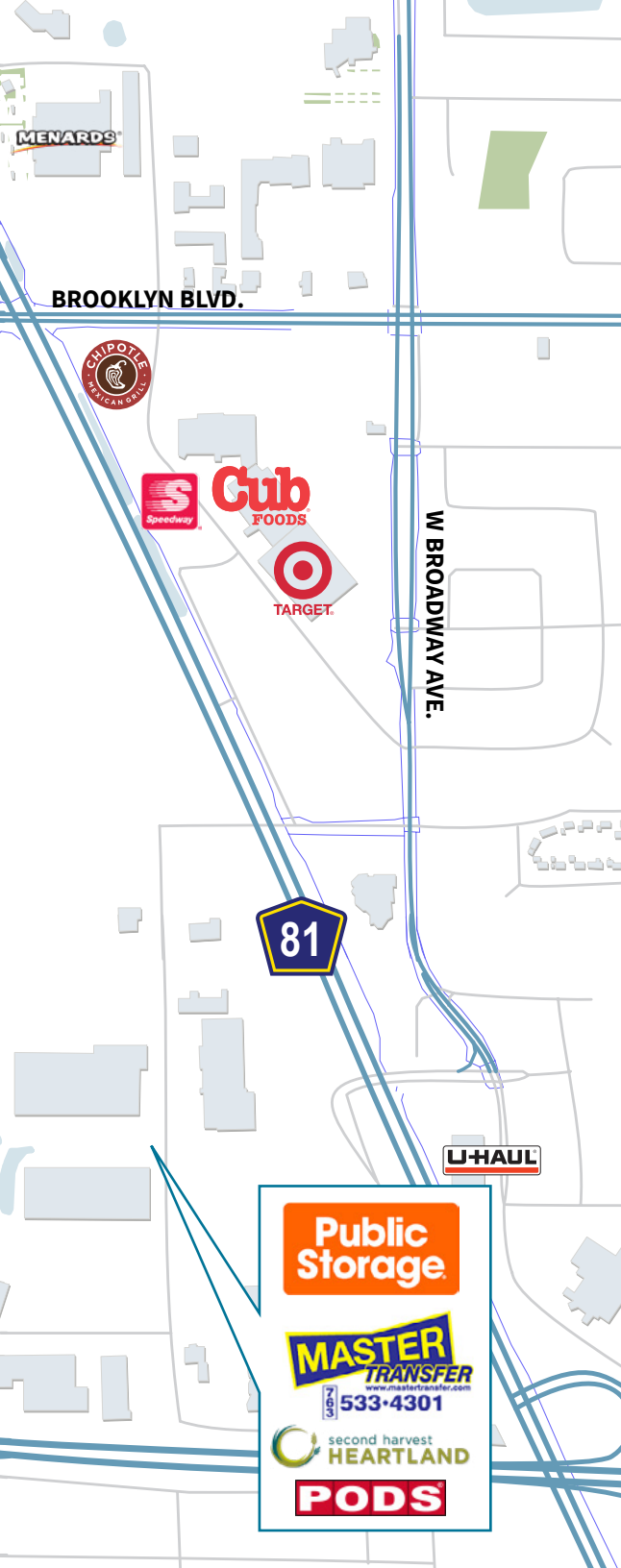
Nordson
MEDICAL

TEC
THOMAS ENGINEERING COMPANY
Culligan

Marriott
HOTELS • RESORTS • SUITES

LA QUINTA
INNS & SUITES
NORTHSTAR





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