

# 10300 Bren Rd Minnetonka, MN

35,199 SF Available



## Property Description

10300 Bren Rd. is located in a highly desirable area with convenient access to Highway 62, 169 and I-494. This office/manufacturing space offers a mix of private offices, open bullpen, break area and 100% air-conditioned manufacturing space with heavy power.

## Features

- + Pneumatic Airlines distributed throughout
- + Available 6/1/2023
- + Sublease thru 12/31/2026
- + Updated Office Finishes
- + Highly Desirable Manufacturing Space

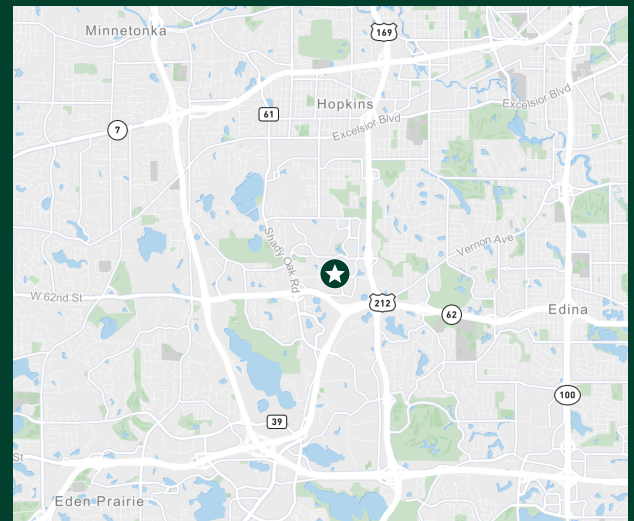
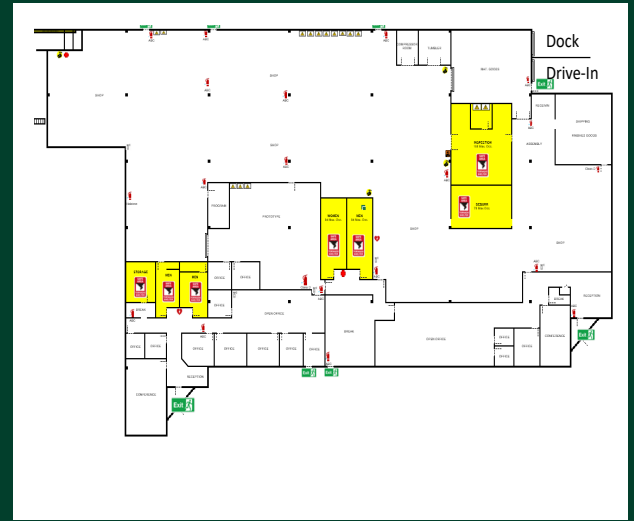
# Let's Get Moving

## Manufacturing Amenities

Amenable to a variety of manufacturers, existing buss ducts, dropped power and pneumatic airlines allow for a seamless transition and minimal downtime.

### Property Amenities

Available SF	35,199 SF Total 28,512 Manufacturing 6,687 SF Office (updated finishes)
Clear Height	18'
Loading	1 Dock 1 Drive-in
HVAC	100% air conditioned
Sprinkler	Fully sprinkled
Power	2000 Amp Building Service – 400A & 800A Panels Distributed throughout space
Parking	3.28/1000
Lease Rates	\$8.65 SF NNN
CAM/Tax	\$4.31 SF



## Contact Us

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