



FOR LEASE

5600 Pioneer Creek Drive, Maple Plain, MN
553 – 1,650sf of Office and 19,653 sf of Warehouse



Multiple Office Suites Available from a single office of 553sf, Single unfinished office for storage at 830sf to a large office with multiple private suites and a conference room with 1,650 sf. Many options available.

Warehouse options include a smaller bay with 6,997sf with a Single Drive in Door up to a larger bay including 12,656sf – 2 Dock Doors, 20' Clear.

- Office can be added if needed up to 1650sf. Space is available on 7.1.24.

Local Management in a quiet area just west of the cities.



www.copperwoodmn.com

18258 Minnetonka Blvd – Suite 205 Deephaven, Minnesota 55391

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A Division of Copperwood Investments, LLC



FOR LEASE

5600 Pioneer Creek Drive – Maple Plain
Gross Lease Office Suites Available – Immediately -



Suite 7A 1,650sf	\$2,750/mo Gross
Suite 8B 830sf Unfinished	\$1,000/mo Gross Office
Suite 9B 553sf	\$925/mo Gross



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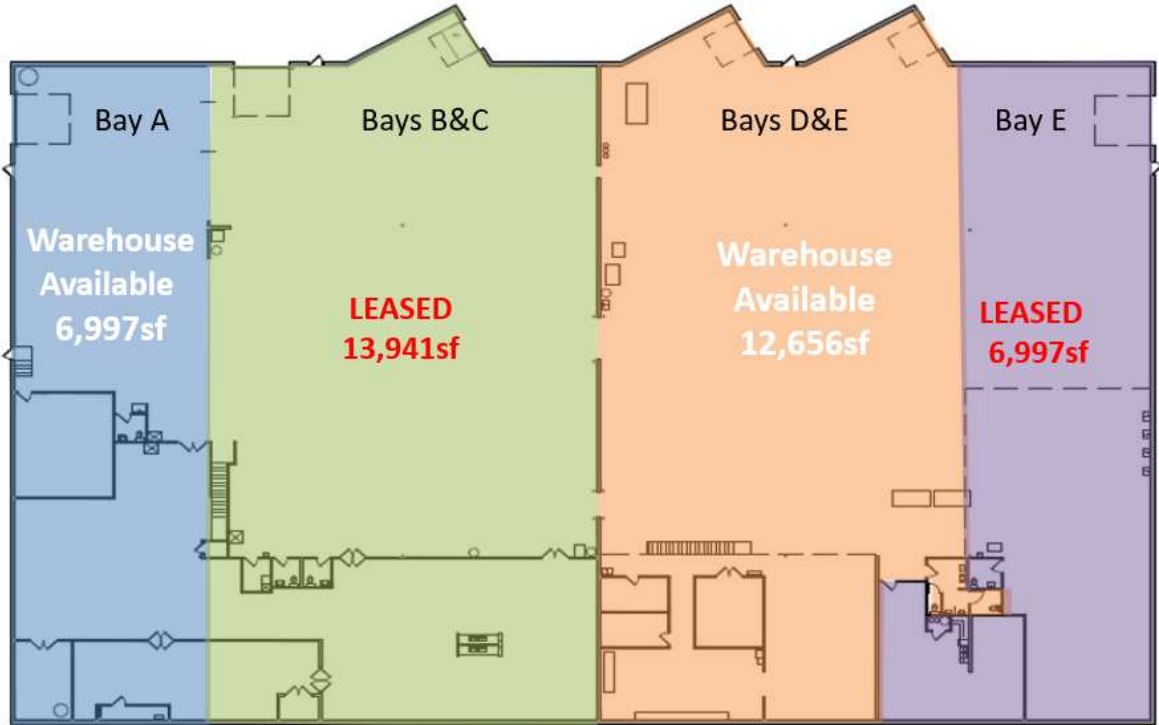


FOR LEASE

5600 Pioneer Creek Drive, Maple Plain, MN
 Warehouse Available Immediately



Warehouse – BAY A	6,997sf Available 11.1.24
Warehouse – Bays D&E	12,656 sf Available on 7.1.24
Column Spacing	40'
Restrooms	1 Private Restrooms
Clear Height	20' to Deck 10' Under Mezz with
Price Per/SF/NNN	\$6.00 psf/year \$4.00 psf/year
CAM (Common area maintenance)	\$5.46 psf/year
Docks Drive In	2 Dock Doors Limited Access
Power	3000 Amp/640 Volt – Capable of 4000 Amps



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