

FOR LEASE

8770-8790 Valley Forge Lane N | Maple Grove, MN 55369

18,727 SF



Philip Simonet

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FEATURES

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Building Information

Building Size 84,000 sf

Year Built 1992

Space Information

Rate Negotiable

Space Available 18,727 sf

Loading Three (3) dock doors
One (1) drive-in door

Clear Height 24'

2023 Est. Tax/
Operating Expenses \$3.20/sf



- Easy access to Hwy 169
- Low-finish office-warehouse
- Highly functional
- Located in mature industrial park

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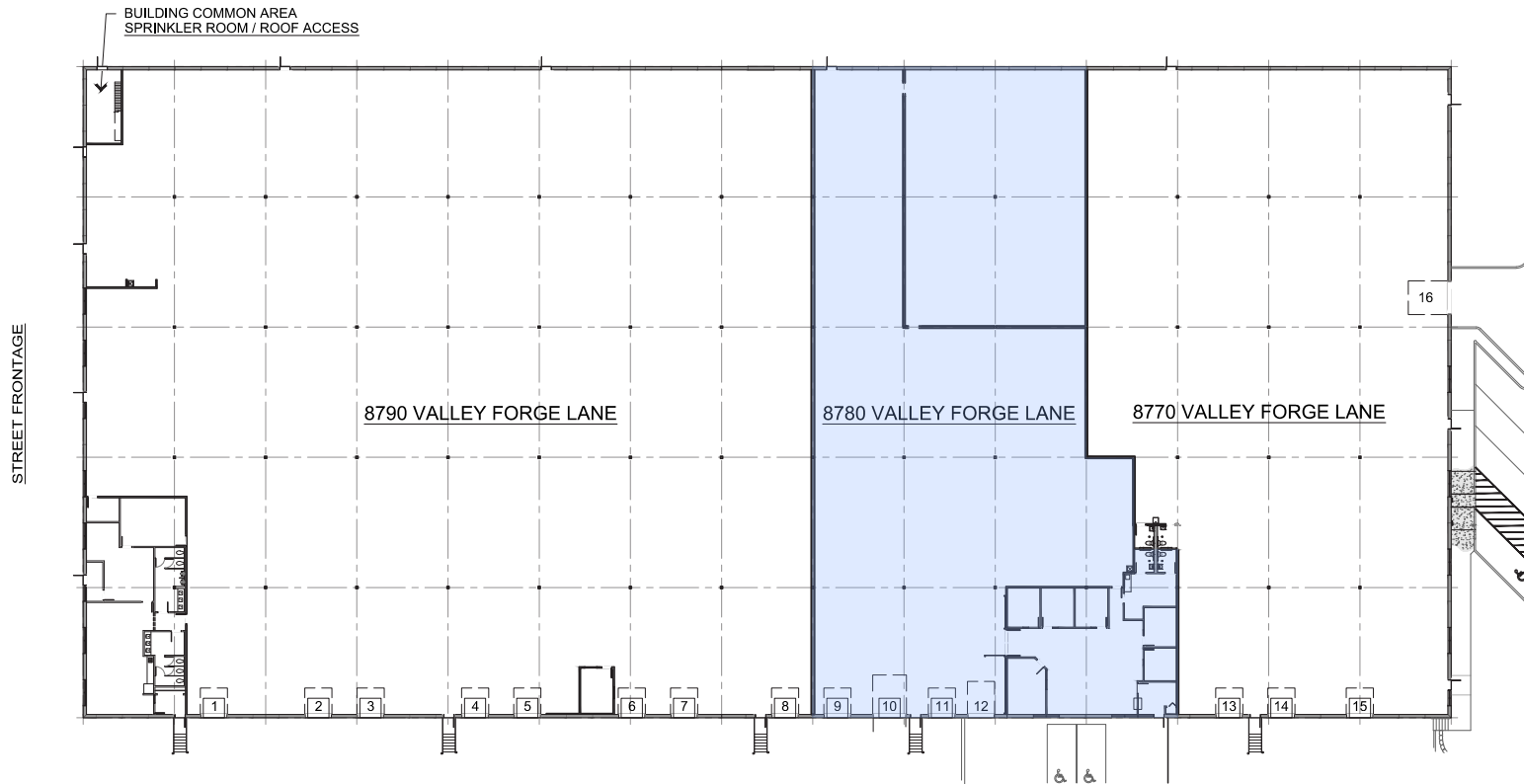
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FLOOR PLAN

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OFFICE SPACE	2,250 RSF
<u>WAREHOUSE SPACE</u>	<u>16,477 RSF</u>
TOTAL SPACE	18,727 RSF

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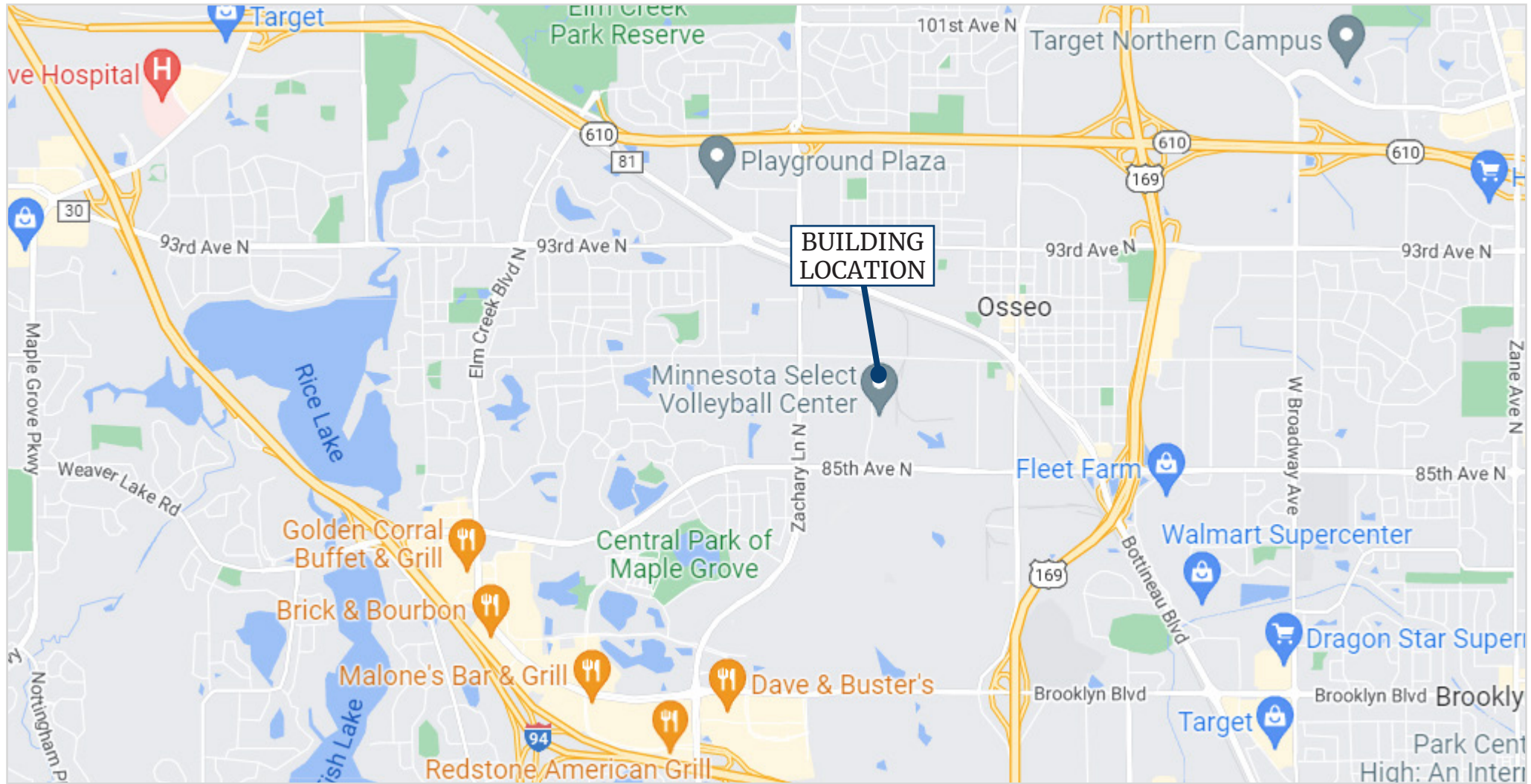
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MAP

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DEMOGRAPHICS

8770-8790 Valley Forge Lane N | Maple Grove, MN 55369

Data reported within 5 mile radius



5,403

Total Businesses



91,016

Total Employees

KEY FACTS

197,544

Population

37.4

Median Age

2.7

Average Household Size

\$97,970

Median Household Income

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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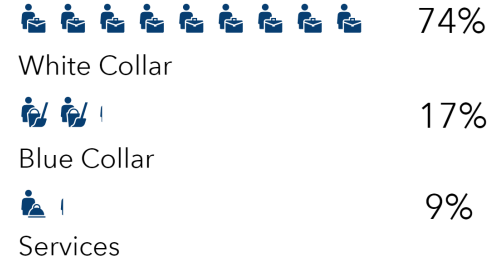
AGE PYRAMID



The largest group: 2022 Females Age 35-39
The smallest group: 2022 Males Age 85+

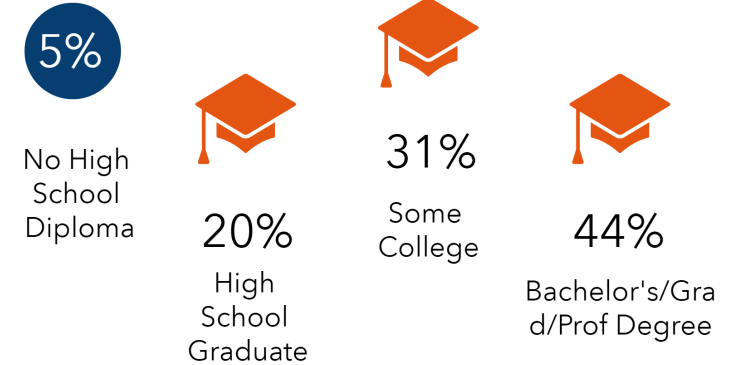
EMPLOYMENT & EDUCATION

EMPLOYMENT



3.0%
Unemployment Rate

EDUCATION



The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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