

Eden Prairie Warehouse & Office Space

6520 EDENVALE BLVD, EDEN PRAIRIE, MN 55346

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$4.00-\$8.00 SF/yr (NNN)

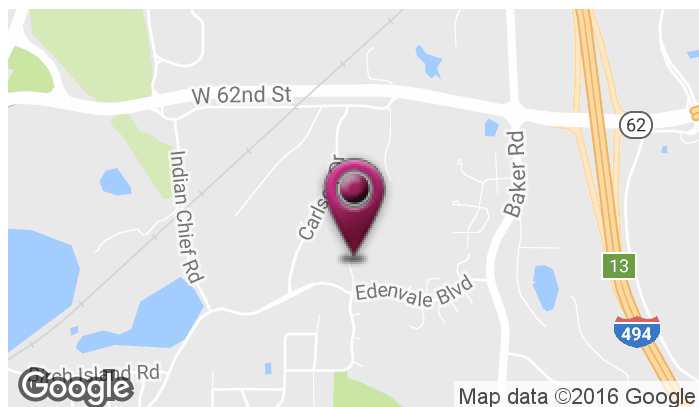
CAM & Tax \$4.22/SF/yr

Lot Size: 4.48 Acres

Year Built: 1987

Building Size: 53,896 SF

Renovated: 2009



- Located off Hwy 62 near I-494 and Hwy 169
- Close proximity to Edina, Hopkins, Minnetonka, Chanhassen, and Bloomington
- 18 foot ceilings
- Dock & drive-in doors
- Access to heavy power

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JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037

elir@jgmproperties.com

PROPERTY OVERVIEW

This property offers several warehouse spaces, with sizes ranging from 1,000 square feet to 10,000 square feet. The best part about JGM offering several different spaces in the same building is that we are able to customize any space to fit your exact needs.

We offer warehouse space, or warehouse & office space combined (flex space).

LOCATION OVERVIEW

JGM Properties has several warehouse space options available for lease at the Carlson Business Center building located in the SW corner of I-494 & Hwy 62 Crosstown in Eden Prairie.

PROPERTY HIGHLIGHTS

Located off Hwy 62 near I-494 and Hwy 169

Close proximity to Edina, Hopkins, Minnetonka, Chanhassen and Bloomington

18 foot ceilings

Dock & drive-in doors

Access to heavy power

Custom build-outs available



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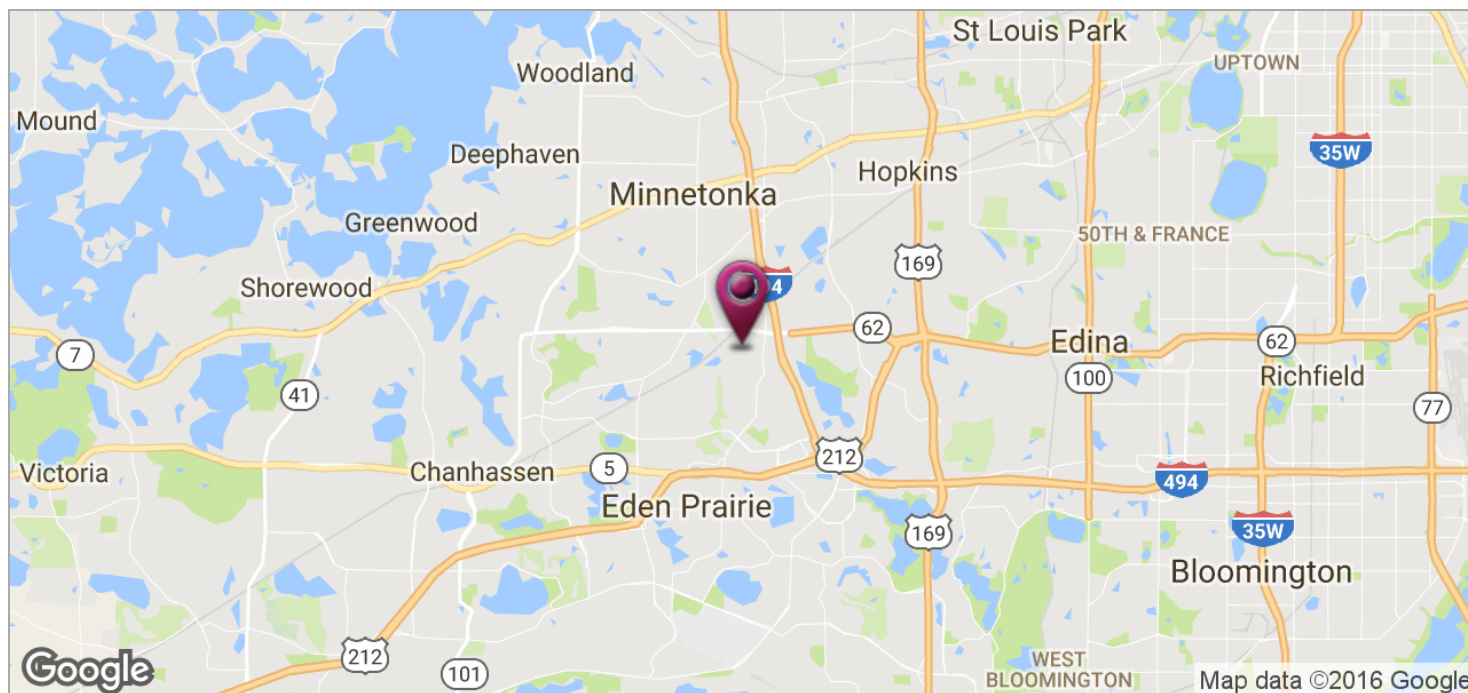
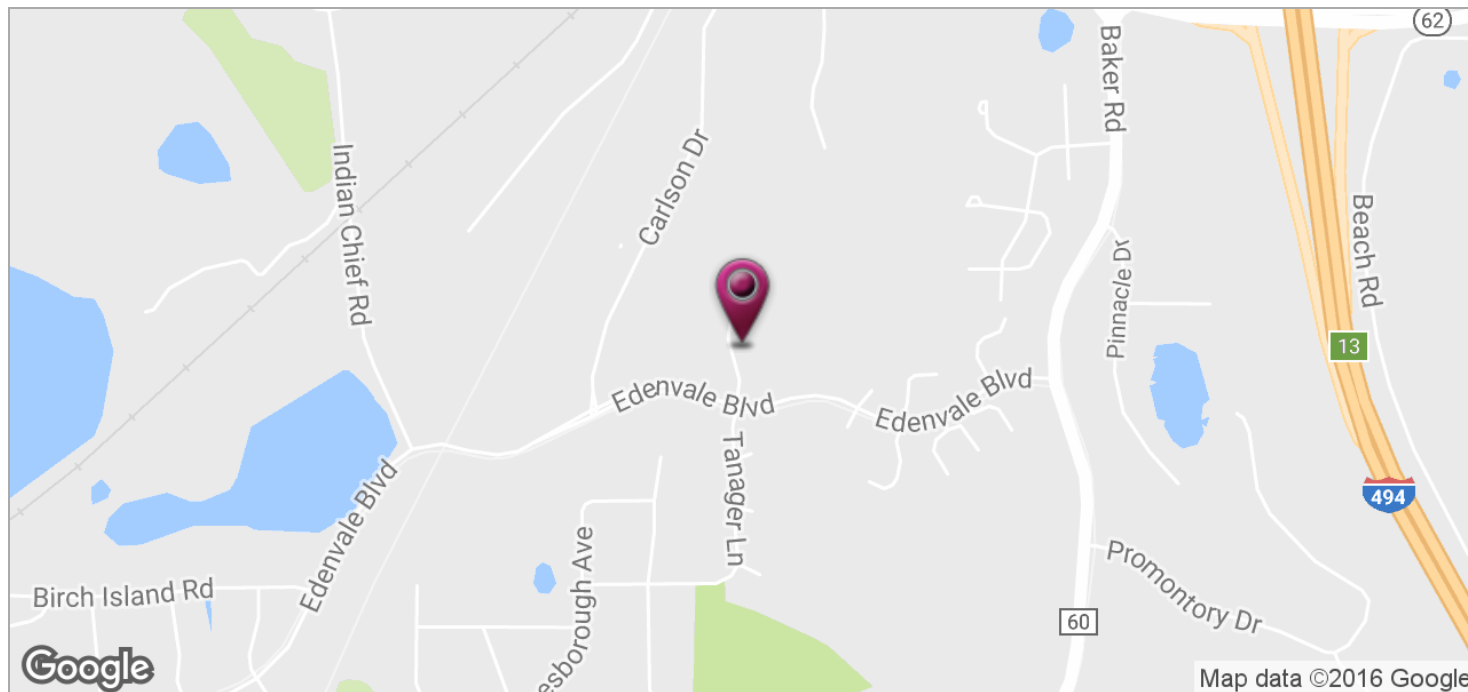
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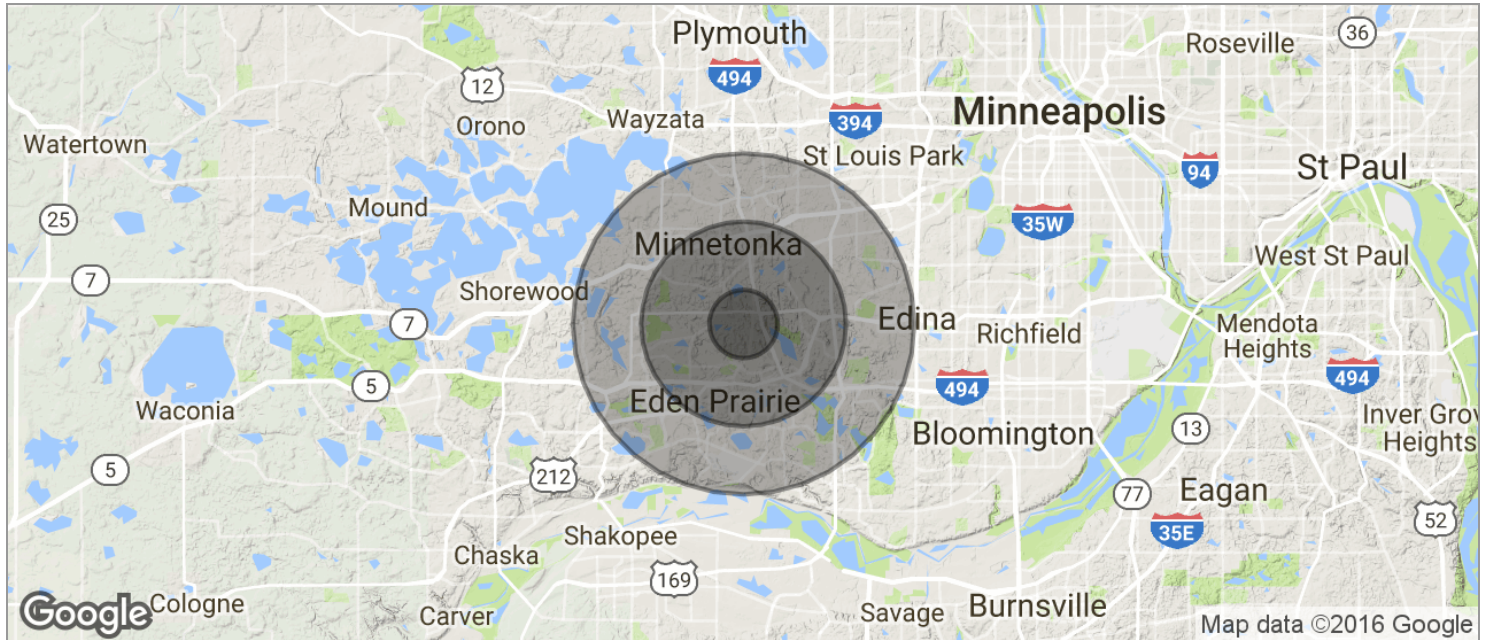
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,402	51,996	150,671
MEDIAN AGE	40.7	39.5	40.0
MEDIAN AGE (MALE)	36.4	37.6	39.0
MEDIAN AGE (FEMALE)	43.6	40.9	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,231	21,708	61,982
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$100,287	\$102,848	\$110,220
AVERAGE HOUSE VALUE	\$352,287	\$338,675	\$406,354

* Demographic data derived from 2010 US Census

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