



6533 Flying Cloud Dr, Eden Prairie

Flying Cloud Business Center **for lease**

- Office/Warehouse building within the Golden Triangle
- 24' clear height
- Visibility to Highway 212
- Dock loading
- Excellent parking ratio
- Great access to I-494, US-169, US-212, and MN-62

Accelerating success.

Available:

73,236

SF



Access to I-494,
US-169, US-212
& MN-62



3.15/1,000
parking ratio

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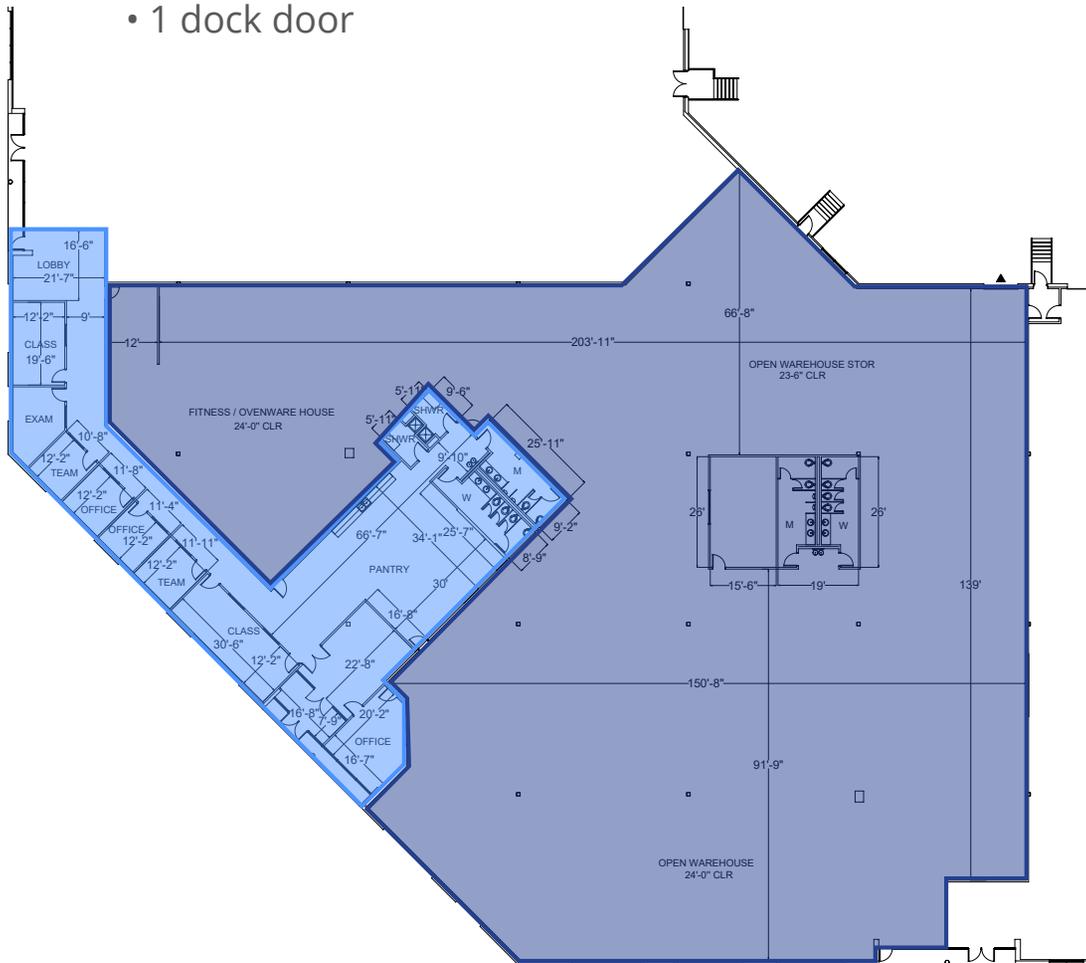
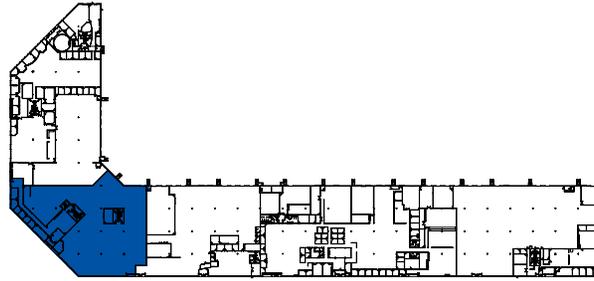
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Floor Plan

Suite 200

- 5,669 SF Office
- 26,236 SF Warehouse
- 31,905 SF Total**
- 1 dock door



Features

Address:	6533 Flying Cloud Dr, Eden Prairie
Building SF:	204,000 SF
Clear Height:	24'
Parking:	664 stalls (3.15/1,000)
Available:	31,905 SF
Lease Rates:	Negotiable
Est. CAM/Tax:	\$5.42 PSF
Suite 200 Power:	600 amps, 120/208 volt

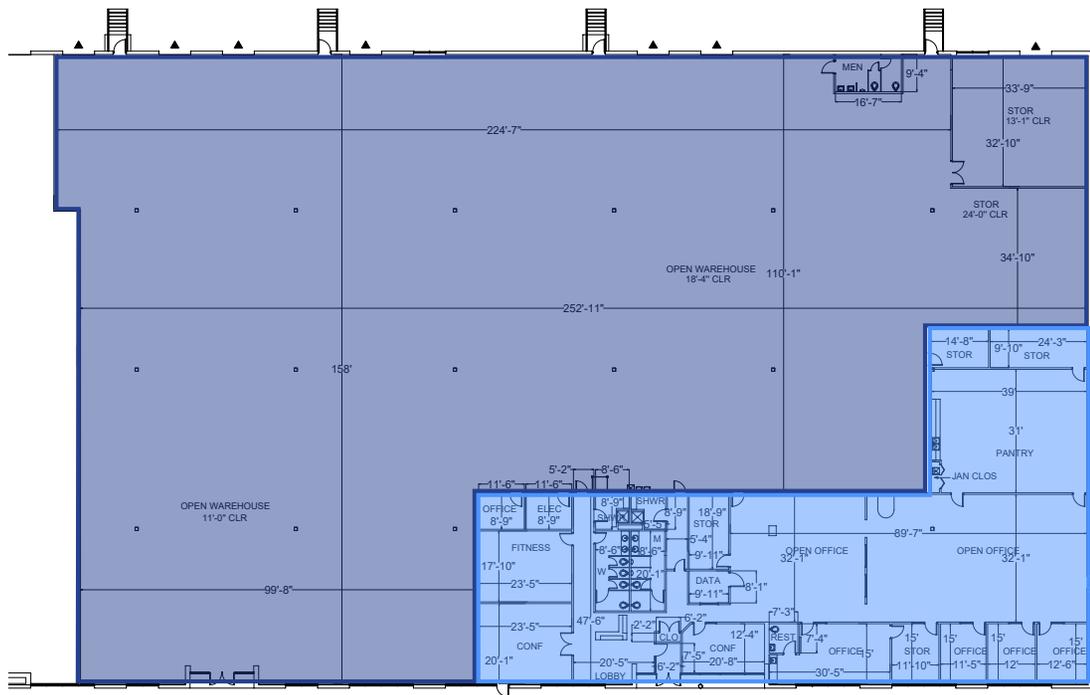
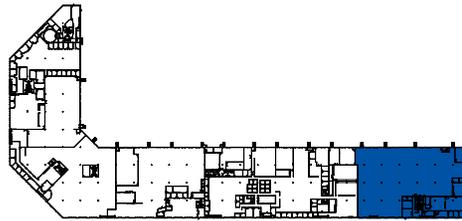
Location

The Golden Triangle is prime real estate in the Southwest Metro, conveniently located to great retail areas with connections to major highways, including I-494, US-212, US-169, MN-62, and MN-5.

Floor Plan

Suite 1200

- 9,109 SF Office
 - 32,228 SF Warehouse
- 41,331 SF Total**
- 7 dock doors



Features

Address:	6533 Flying Cloud Dr, Eden Prairie
Building SF:	204,000 SF
Clear Height:	24'
Parking:	664 stalls (3.15/1,000)
Available:	41,331 SF
Lease Rates:	Negotiable
Est. CAM/Tax:	\$5.42 PSF
Suite 1200 Power:	800 amps 277/480 volt

Site Aerial



Contact Us

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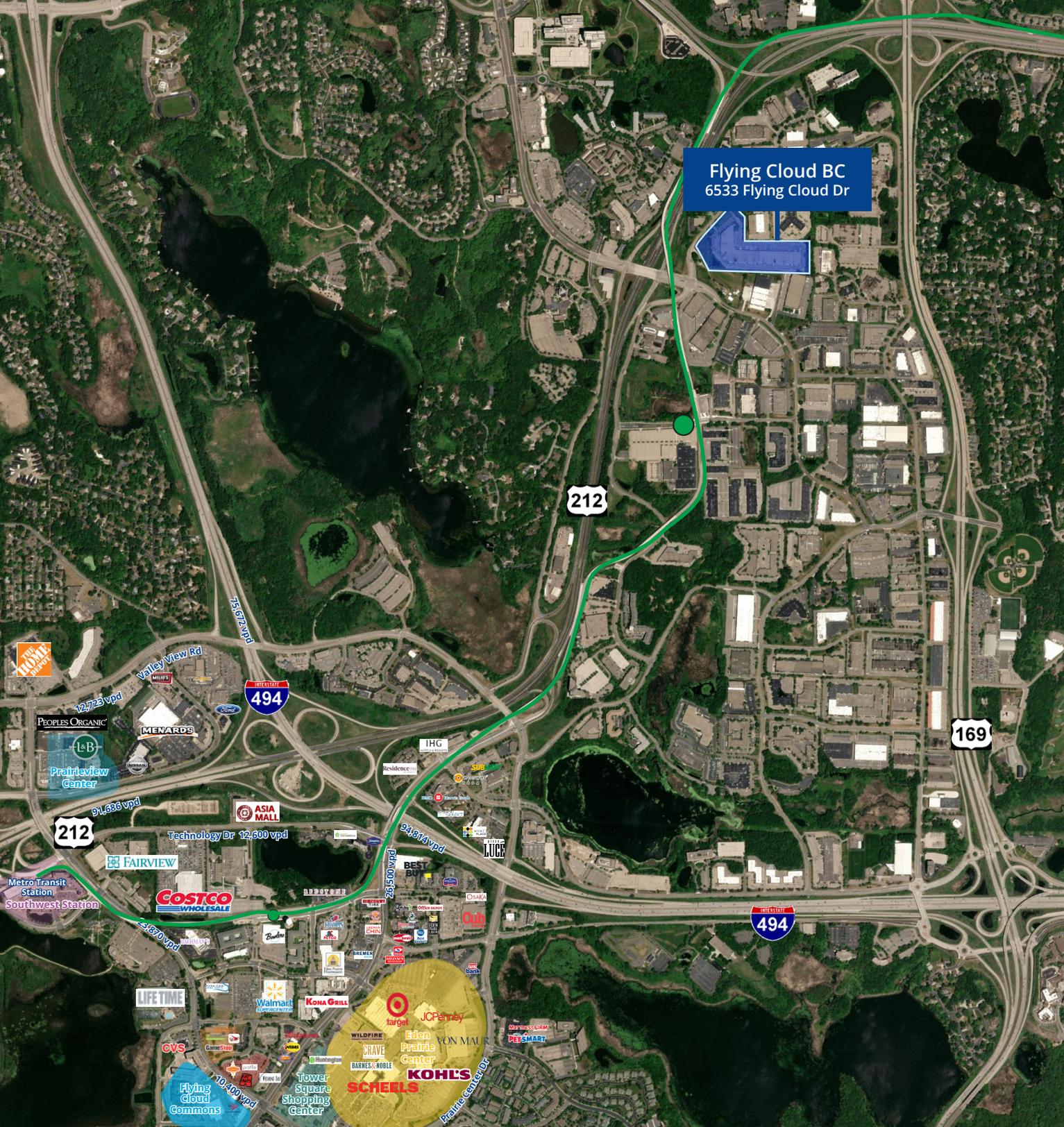
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