

FOR LEASE

Maple Grove Industrial

11241 91st Ave | Maple Grove, MN 55369

13,434 SF OFF/WHSE



Dan Lofgren, SIOR

Senior Vice President

(952) 525-3334

Dan.Lofgren@ForteREP.com

www.ForteREP.com



FORTE

REAL ESTATE PARTNERS

PROPERTY FEATURES

Maple Grove Industrial | 11241 91st Ave, Maple Grove, MN 55369

Building Information

Building Size	Approx. 28,000 SF
Space Available	Approx. 3,142 SF Office <u>Approx. 10,292 SF Whse</u> Approx. 13,434 SF Total
Loading	Two (2) dock high doors Two (2) drive-in doors

Lease Terms

Rate	\$13.50 PSF Office \$7.50 PSF Warehouse
2025 Est. Tax/CAM/ Insurance	\$1.30 PSF CAM \$2.46 PSF RE Tax <u>\$0.26 PSF Insurance</u> \$4.02 PSF Total

- Updated office finishes
- Clean warehouse space
- Primed white deck
- New parking lot planned for Spring 2025
- Convenient access off of Zachary Lane and Cty Road 81



Dan Lofgren, SIOR

Senior Vice President

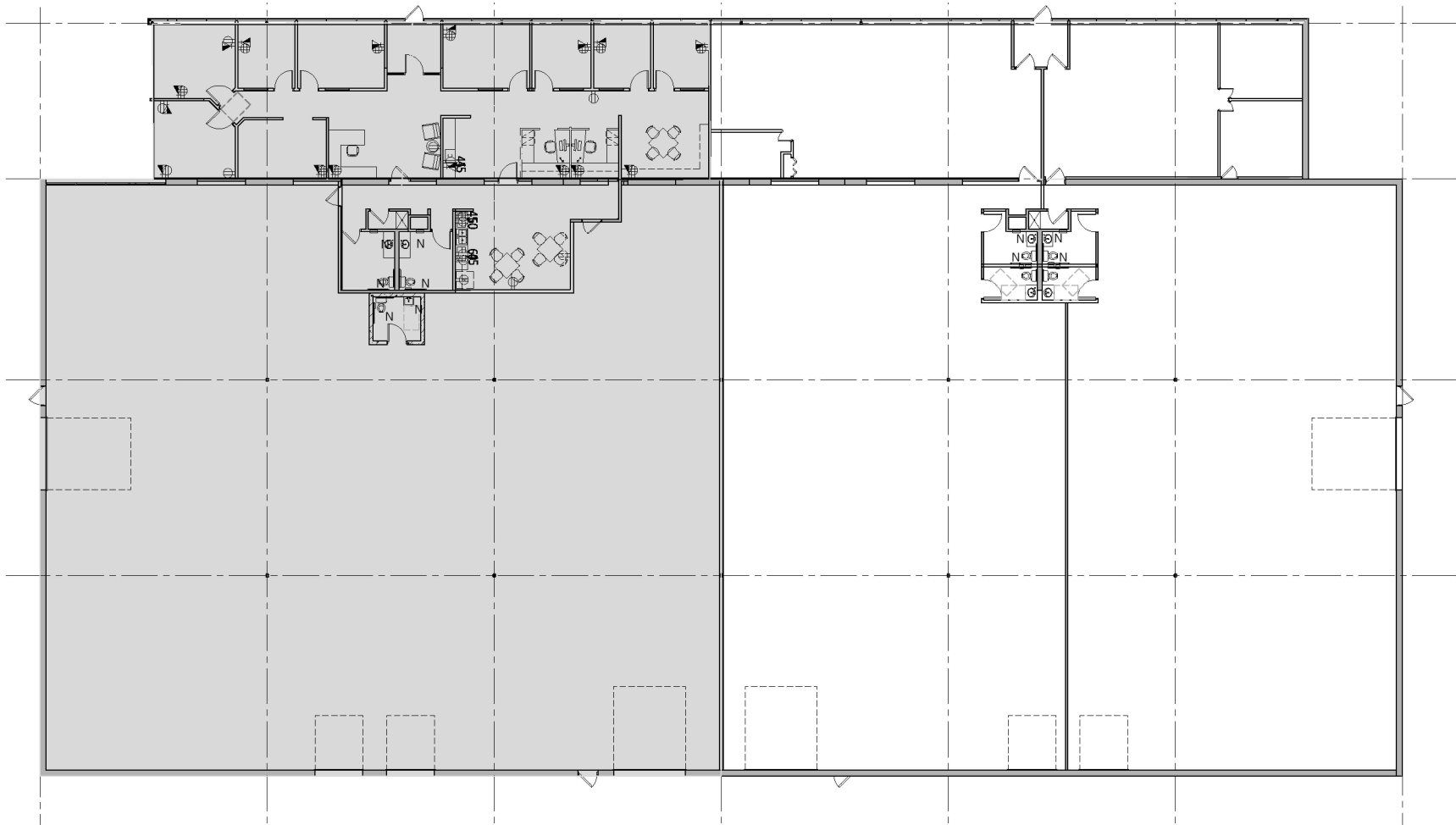
(952) 525-3334

Dan.Lofgren@ForteREP.com

www.ForteREP.com

FLOOR PLAN

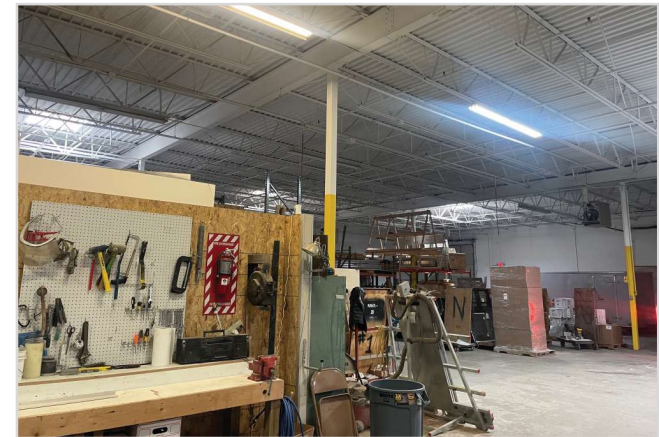
Maple Grove Industrial | 11241 91st Ave, Maple Grove, MN 55369



Dan Lofgren, SIOR
Senior Vice President
(952) 525-3334
Dan.Lofgren@ForteREP.com
www.ForteREP.com

PHOTOS

Maple Grove Industrial | 11241 91st Ave, Maple Grove, MN 55369



Dan Lofgren, SIOR
Senior Vice President
(952) 525-3334
Dan.Lofgren@ForteREP.com
www.ForteREP.com

AERIAL VIEW

Maple Grove Industrial | 11241 91st Ave, Maple Grove, MN 55369



Dan Lofgren, SIOR
Senior Vice President
(952) 525-3334
Dan.Lofgren@ForteREP.com
www.ForteREP.com

DEMOGRAPHICS

Maple Grove Industrial | 11241 91st Ave, Maple Grove, MN 55369



5,164

Total Businesses



85,186

Total Employees

KEY FACTS

183,871

Population

38.6

Median Age

2.7

Average
Household Size

\$105,197

Median Household
Income

This infographic contains data provided by Esri, Esri-Data Axle.
The vintage of the data is 2024, 2029.

© 2025 Esri

AGE PYRAMID



The largest group:

2024 Males Age 35-39

The smallest group:

2024 Males Age 85+

EMPLOYMENT & EDUCATION

EMPLOYMENT



White Collar

73%



Blue Collar

18%



Services

9%

3.3%

Unemployment
Rate

EDUCATION

5%

No High
School
Diploma



20%
High
School
Graduate



31%
Some
College



44%
Bachelor's/
Grad/Prof
Degree

Data reported within 5 mile radius

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.

Dan Lofgren, SIOR

Senior Vice President

(952) 525-3334

Dan.Lofgren@ForteREP.com

www.ForteREP.com