



# Tech Park I

9600 W 76TH ST | EDEN PRAIRIE

For Sale & Lease

CBRE

# Property Overview

*PREMIERE FLEX/MANUFACTURING FACILITY  
IN THE HEART OF THE GOLDEN TRIANGLE*

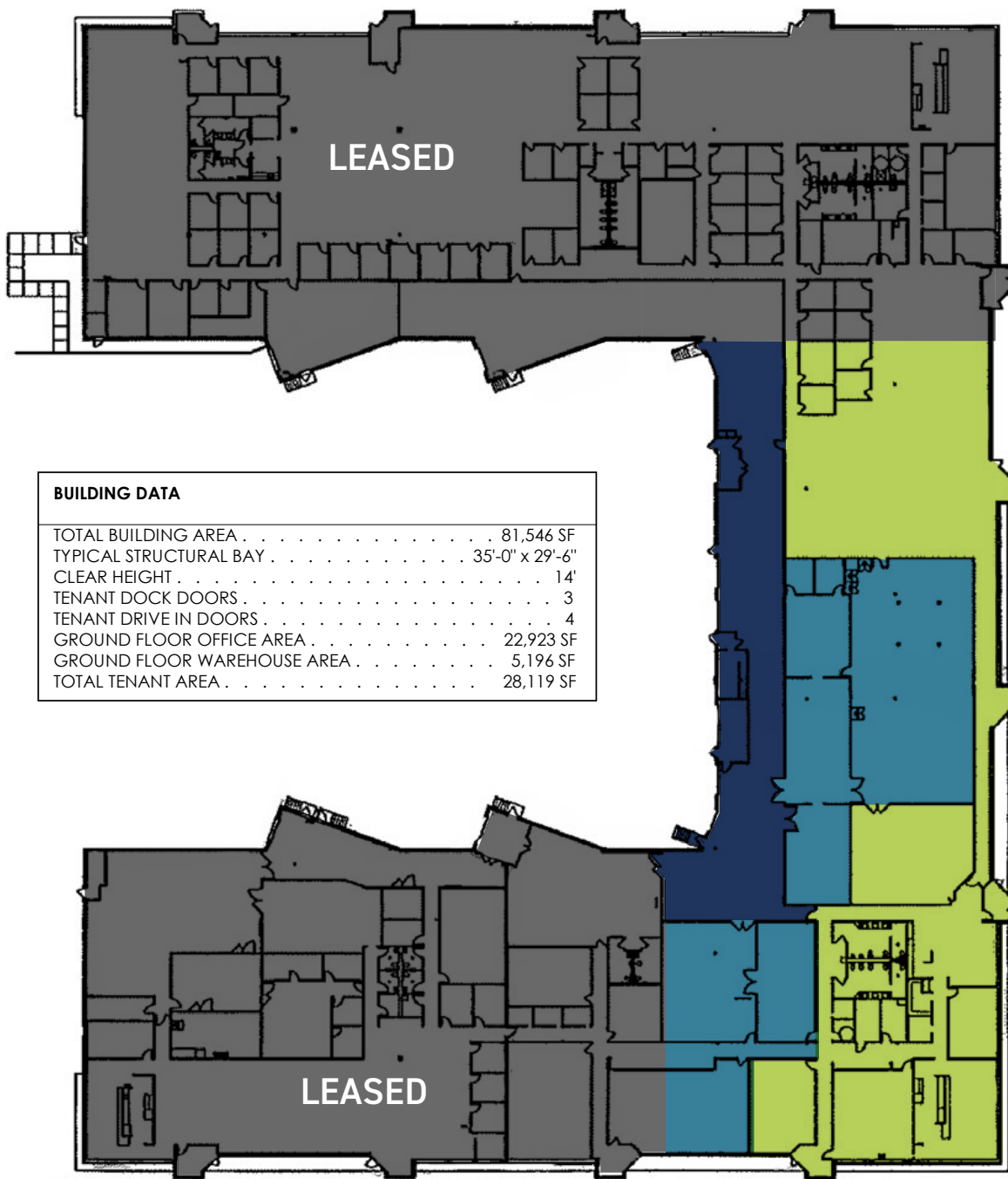
- Sale Price: Negotiable
- Lease Rate: Negotiable
- Square Footage: 15,000 - 28,119
- 2026 Tax/Cams: \$5.79/SF

# Property Specifications

- 28,119 SF Total (BTS Office/Tech/Warehouse)  
(Min divisible 15,000 SF)
- 3 Dock Doors/ 4 Drive-Ins
- 14' Clear Height
- 3.50/1,000 SF Parking
- Ability to accommodate many sizes and configurations within the building
- Power in vacancy: 1,200 amps / 480v



# Floorplan



BUILDING DATA	
TOTAL BUILDING AREA . . . . .	81,546 SF
TYPICAL STRUCTURAL BAY . . . . .	35'-0" x 29'-6"
CLEAR HEIGHT . . . . .	14'
TENANT DOCK DOORS . . . . .	3
TENANT DRIVE IN DOORS . . . . .	4
GROUND FLOOR OFFICE AREA . . . . .	22,923 SF
GROUND FLOOR WAREHOUSE AREA . . . . .	5,196 SF
TOTAL TENANT AREA . . . . .	28,119 SF

1

OFFICE/SHOWROOM

2

TECH/MANUFACTURING

3

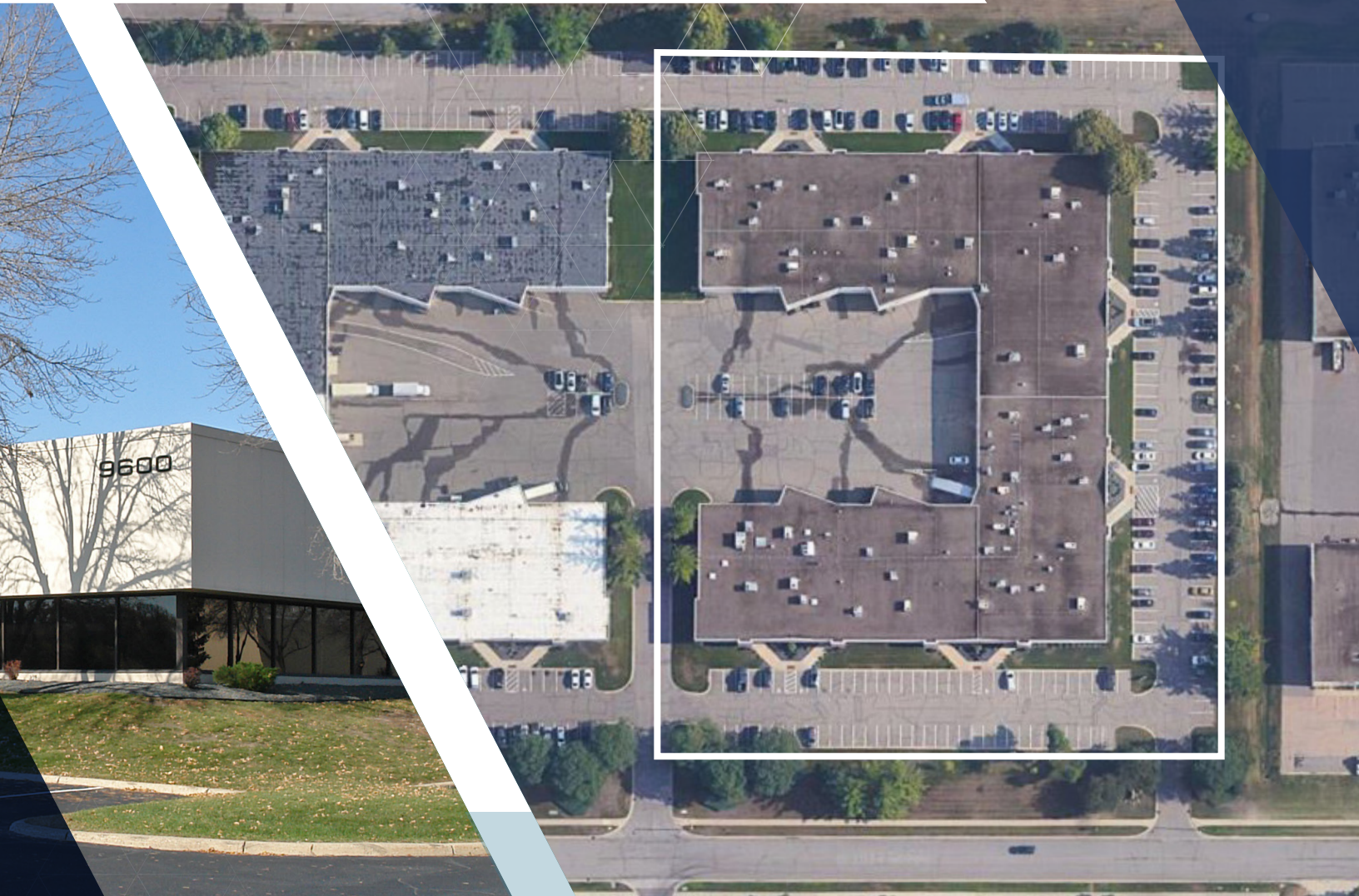
WAREHOUSE

# Amenity Map



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## CONTACTS

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