



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Lease space in a single tenant office / showroom building well located in the Wedgwood Commerce Centre park in Maple Grove. Space can accommodate office, flex, med tech and showroom uses. Ability to divide the space and make it a 2 tenant building.

LOCATION DESCRIPTION

The area surrounding Wedgwood V is a prime location for Industrial/Flex Space tenants in the Twin Cities market. It offers easy access to major highways, making it ideal for businesses focused on distribution and logistics. The nearby Shoppes at Arbor Lakes provide a vibrant retail and dining scene, while Elm Creek Park Reserve offers recreational opportunities for employees. Additionally, the convenience of nearby hotels makes this area an attractive choice for out-of-town clients and visitors. The combination of business amenities, retail options, and natural surroundings makes this a compelling location for industrial and flex space tenants.

BARRY BIRNBERG

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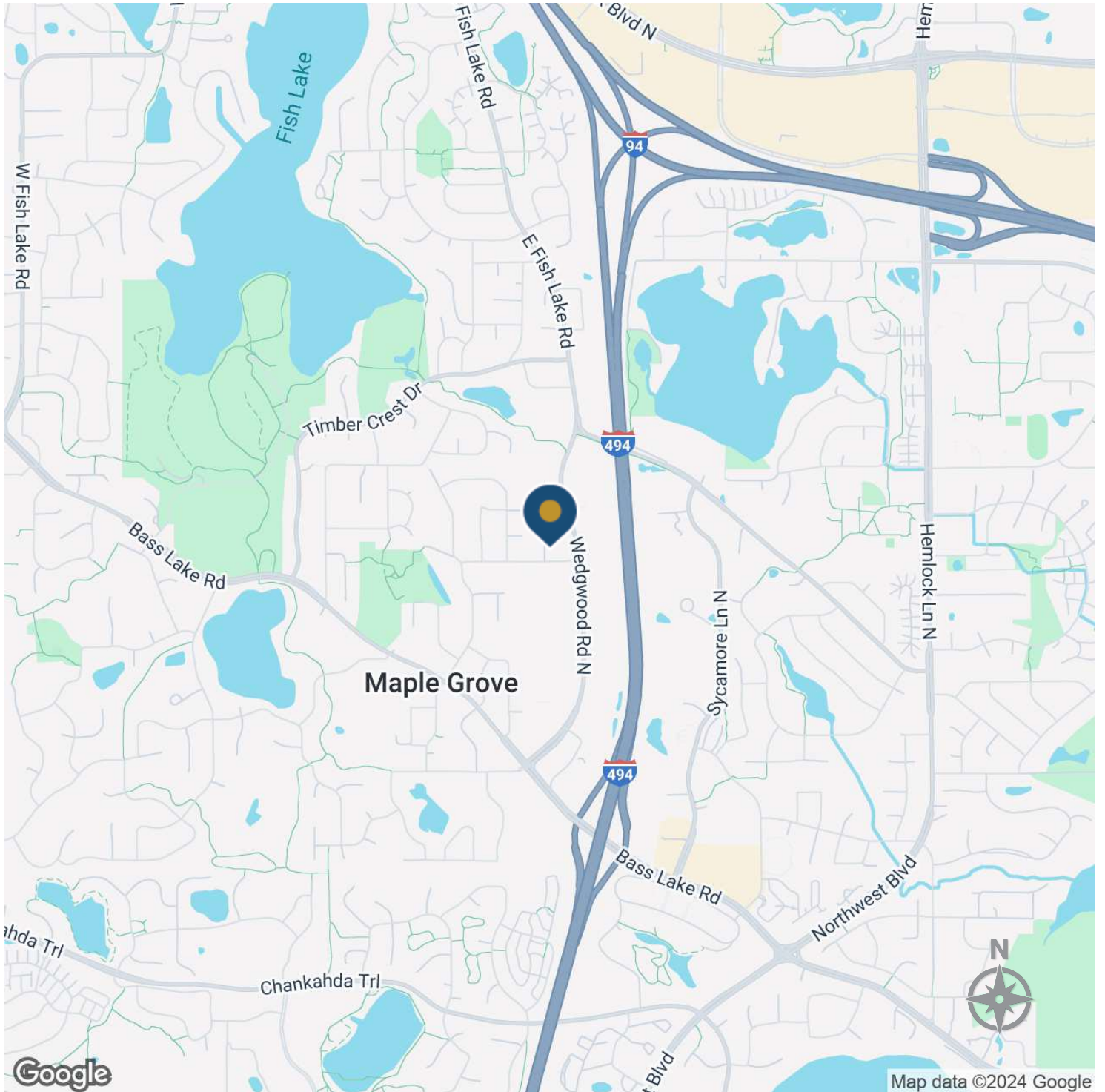
PROPERTY HIGHLIGHTS

- 12,225 SF Building
- Office: \$12.00 PSF
- Warehouse: \$6.00 PSF
- Tax: \$3.95
- CAM: \$4.40 (there is some short term amortization that will be rolling off in the next few years)
- 14' Clear Height
- 2 Drive-in Doors
- Built in 1990
- Easy Access From 494

The information above has been obtained from services we believe to be reliable, however, we accept no responsibility for its correctness.

WEDGWOOD V

13400 67TH AVE N, MAPLE GROVE, MN 55311

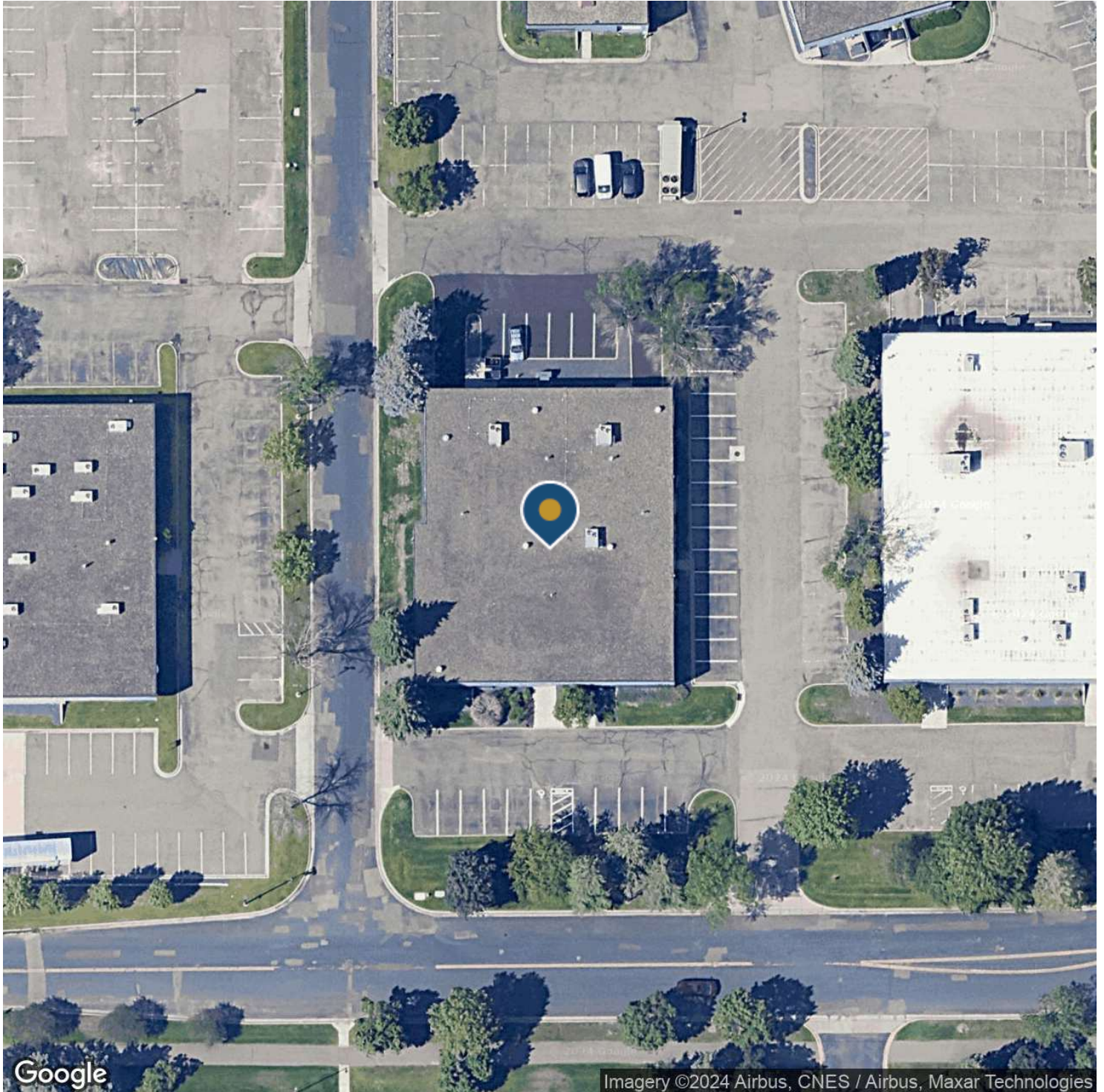


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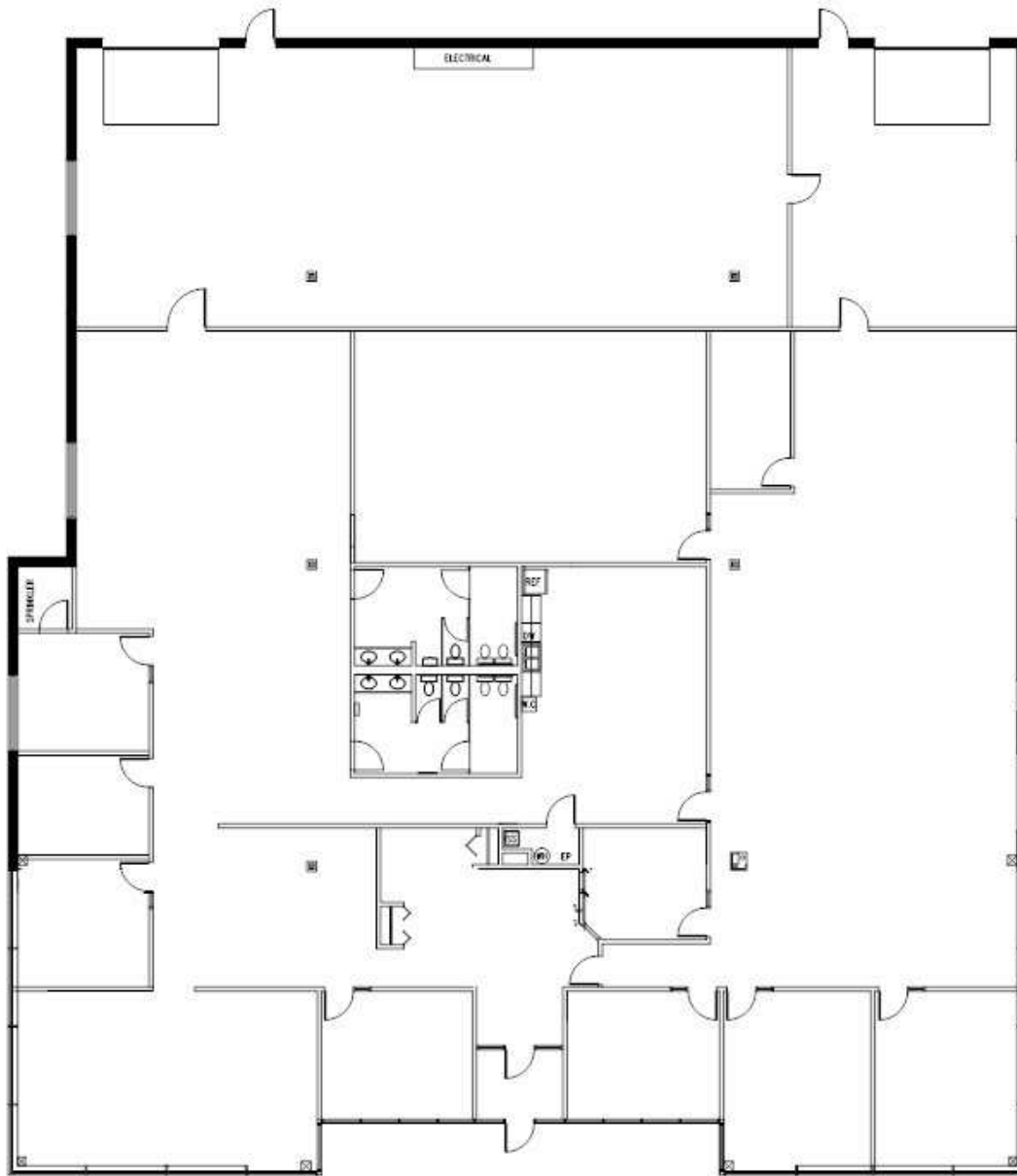


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(NOT TO SCALE)

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