

# 4300

## PARK GLEN RD

SAINT LOUIS PARK, MN



**12,084 SF AVAILABLE  
FOR SALE OR LEASE**



**CUSHMAN &  
WAKEFIELD**

**| SH**



4300 PARK GLEN RD  
ST. LOUIS PARK, MN



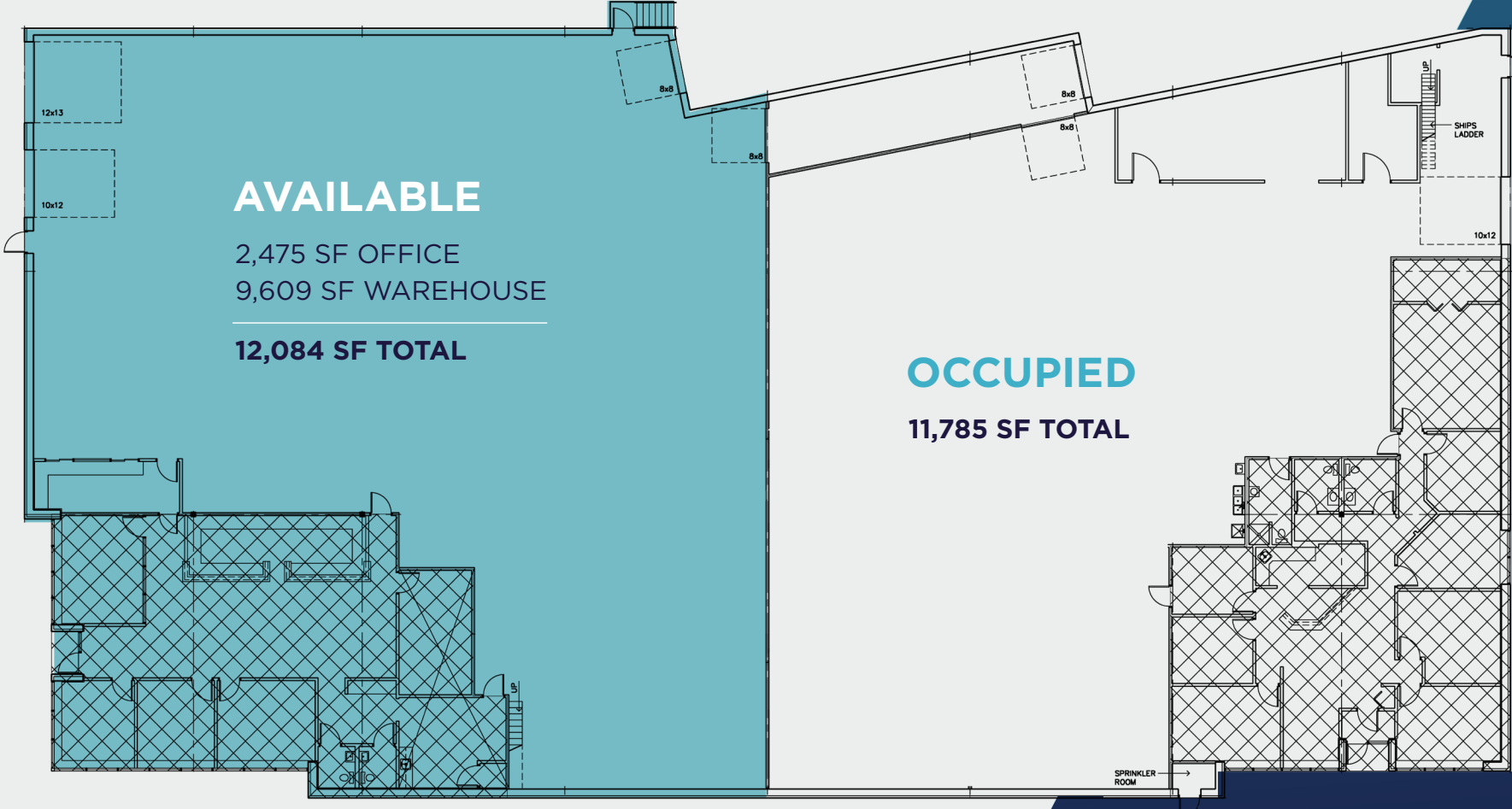
## PROPERTY HIGHLIGHTS

- Great access to Hwy 7 and Hwy 100
- Flexible loading options
- Heavy power
- Local ownership

### PROPERTY FEATURES

<b>Building Size:</b>	23,869 SF TOTAL	<b>Year Built:</b>	1987
<b>Space Available:</b>	9,609 SF Warehouse 2,475 SF Office 12,084 SF Total	<b>Sprinkler:</b>	Full-Sprinklered
<b>Site Area:</b>	1.27 Acres	<b>Lease Rate:</b>	Negotiable
<b>Clear Height:</b>	18'	<b>Tax &amp; CAM:</b>	\$5.86 PSF
<b>Loading:</b>	1 Dock, 2 Drive Ins	<b>Sale Price:</b>	Negotiable

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# SITE PLAN

BUILDING SIZE  
**23,869 SF TOTAL**





**AERIAL VIEW**



**AMENITIES**

The map illustrates the Cedar Lake area, highlighting its proximity to various amenities and transportation routes. Key features include:

- Parks and Recreation:** Bass Lake, Wolfe Park, Minnetonka Park, and Minikahda Vista Park are shown. The Minikahda Club is also located nearby.
- Transportation:** Major roads like Minnetonka Blvd, W Lake St, Excelsior Blvd, and W 36th St are labeled. Traffic volume data is provided for several roads, such as 40,159 vpd on Highway 100 and 15,054 vpd on Minnetonka Blvd.
- Businesses and Services:** Numerous logos for local businesses are displayed, including Walgreens, Target, McDonald's, and various retail stores.
- Proposed Route:** A dashed yellow line indicates a proposed route, likely for a transit line, running through the area.
- Other Landmarks:** Bass Lake is a prominent feature in the center of the map. The Cedar Lake Regional Trail is also shown.

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