

16,855 SF AVAILABLE FOR SUBLEASE/DIRECT IN THE GOLDEN TRIANGLE

7075 - 7077 SHADY OAK ROAD

Eden Prairie, MN 55344

\$10.00 PSF GROSS RENT



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PROPERTY HIGHLIGHTS

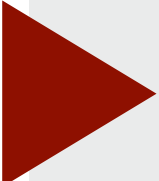
Address	7075 + 7077 Shady Oak Road
Suite size	1,000 SF Office <u>15,855 SF Warehouse</u> 16,855 SF Total
Year Built	1981
Clear Height	19'
Loading	5 docks
2025 CAM & Tax	\$4.86/SF
Lease Rate	\$10.00 PSF GROSS (includes CAM & Tax)




FLOOR PLAN



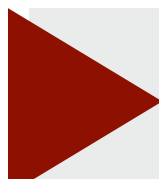
PROPERTY HIGHLIGHTS




Sublease term through June '27
(direct with LL for longer term)




Updated lighting




Available for immediate occupancy




Large truck court that can
accommodate 48' & 53' trailers




Full climate control in portion of the
warehouse (suite 7075 - 9,333 sf)



5 dock doors (suites 7075 + 7077)

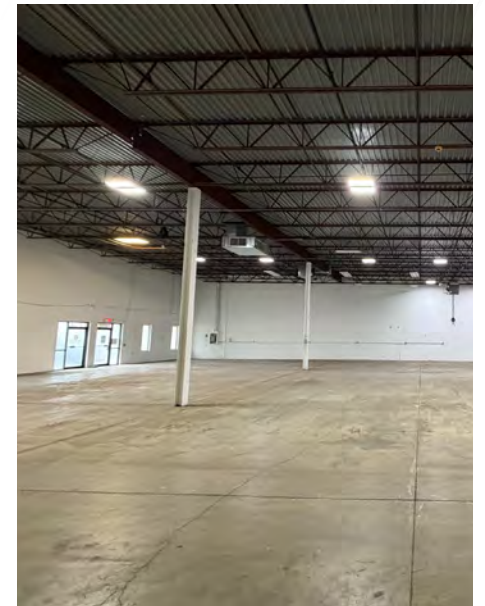
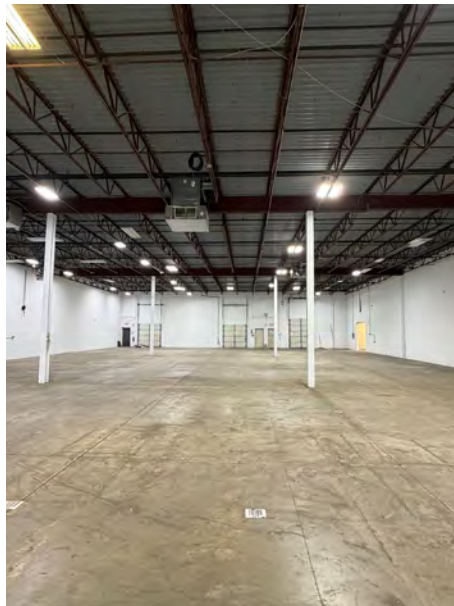
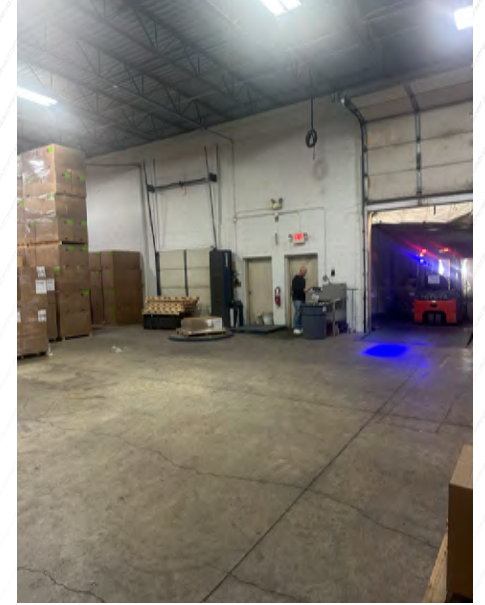
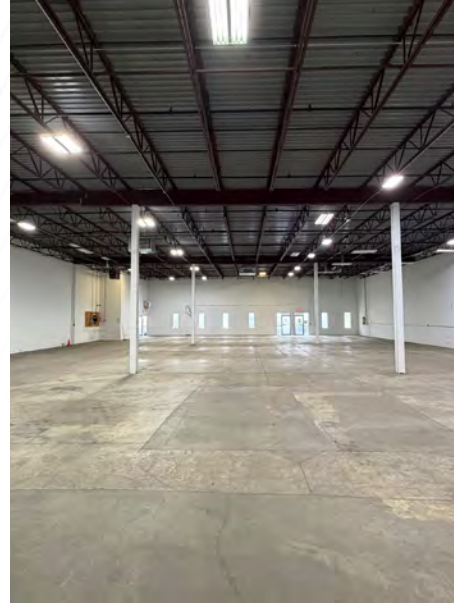


Fully sprinklered



Great accessibility via Hwy 169,494,
212 + 62

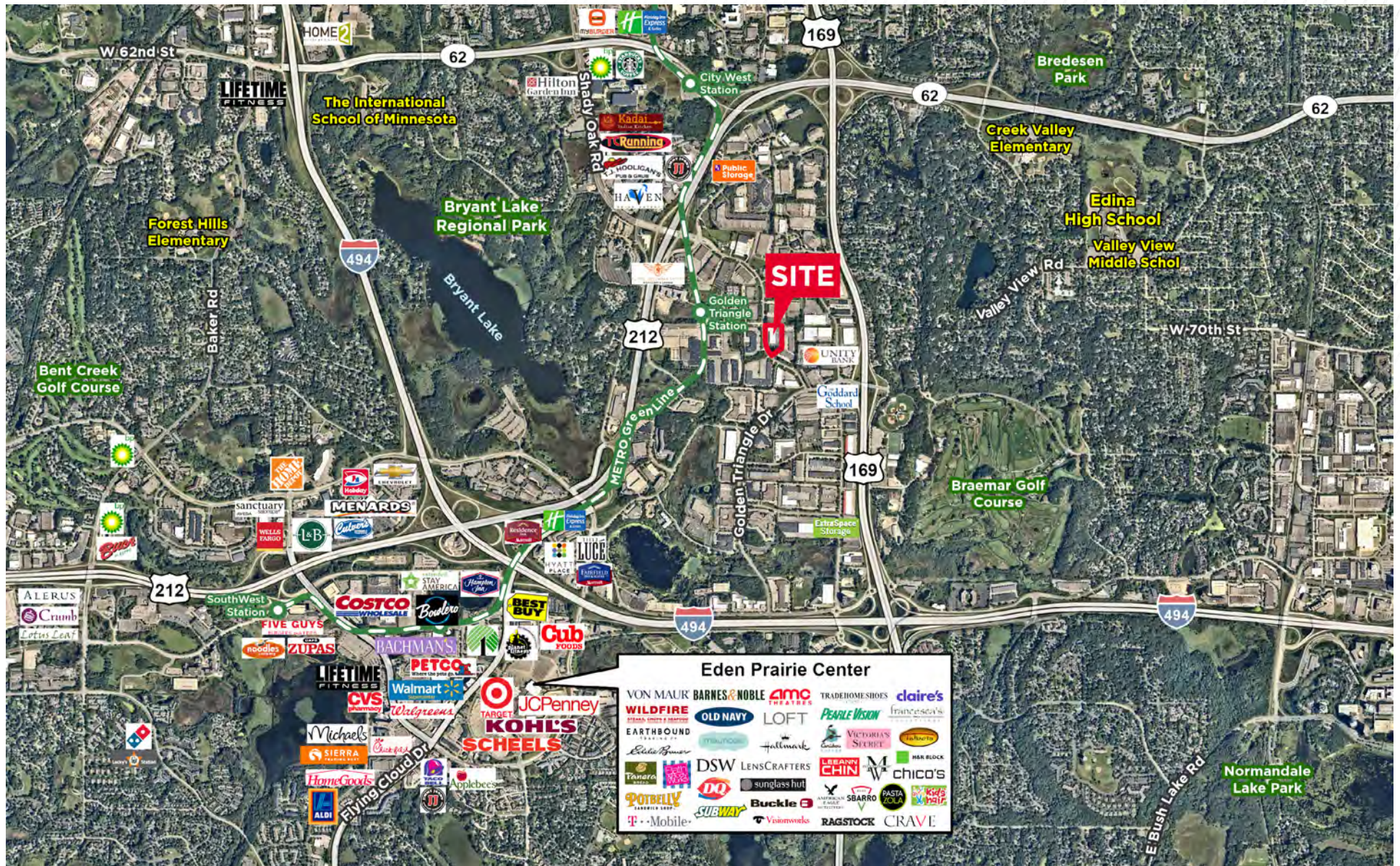
PHOTOS



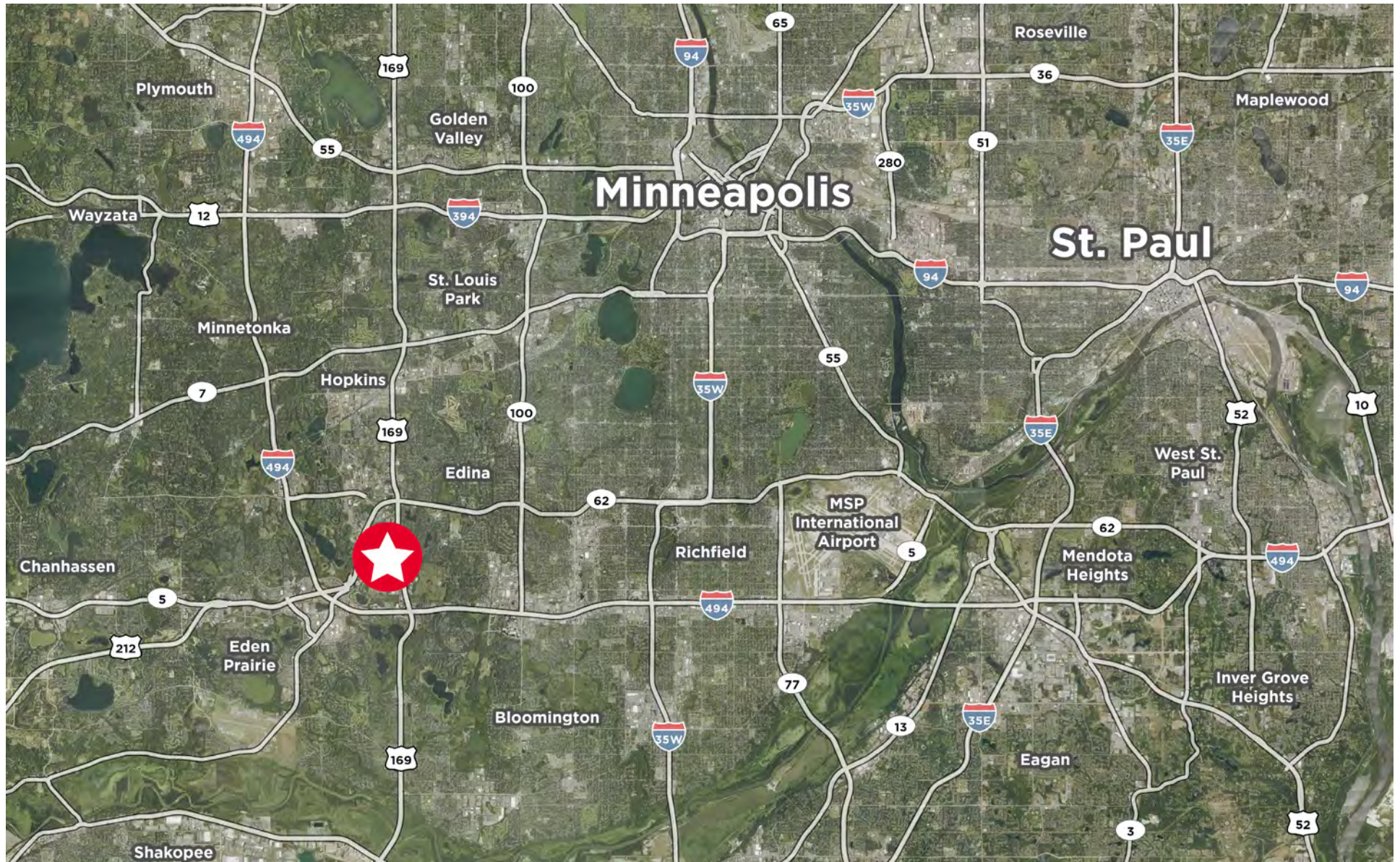
THE LOCATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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