

FOR SUBLEASE

7550 CORPORATE WAY

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CORPORATE WAY

Eden Prairie, MN



PROPERTY FEATURES

- + Rare large block of industrial space with great infill location
- + Hard to find 18' clear height in Eden Prairie
- + Convenient access to major freeways & location retail
- + Great local Landlord offering flexible lease terms



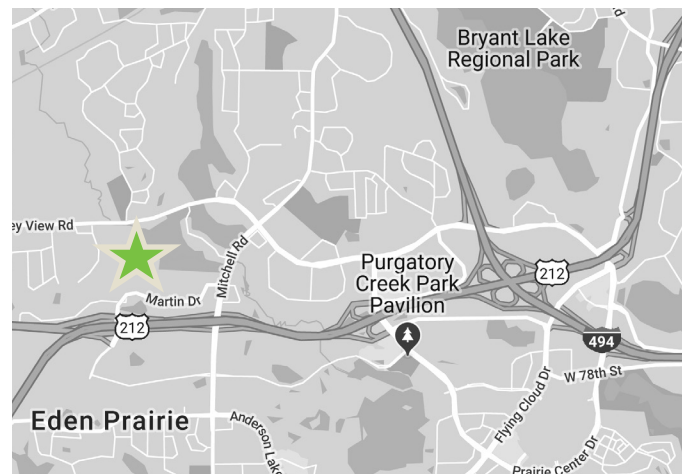
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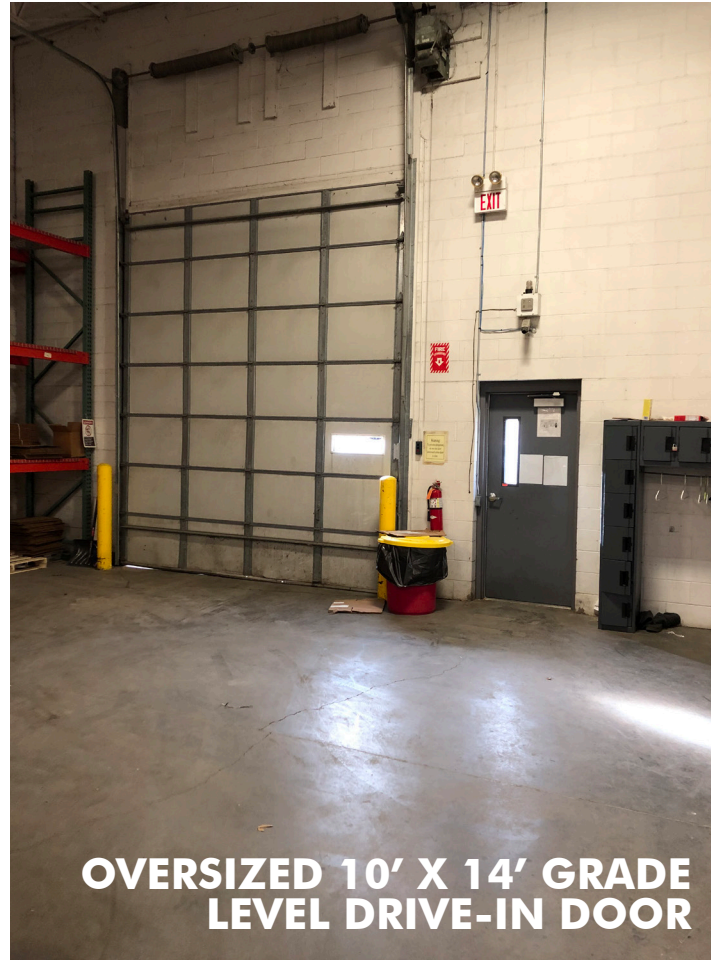
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**3 DOCK-HEIGHT
DOORS WITH LEVELERS**



**OVERSIZED 10' X 14' GRADE
LEVEL DRIVE-IN DOOR**

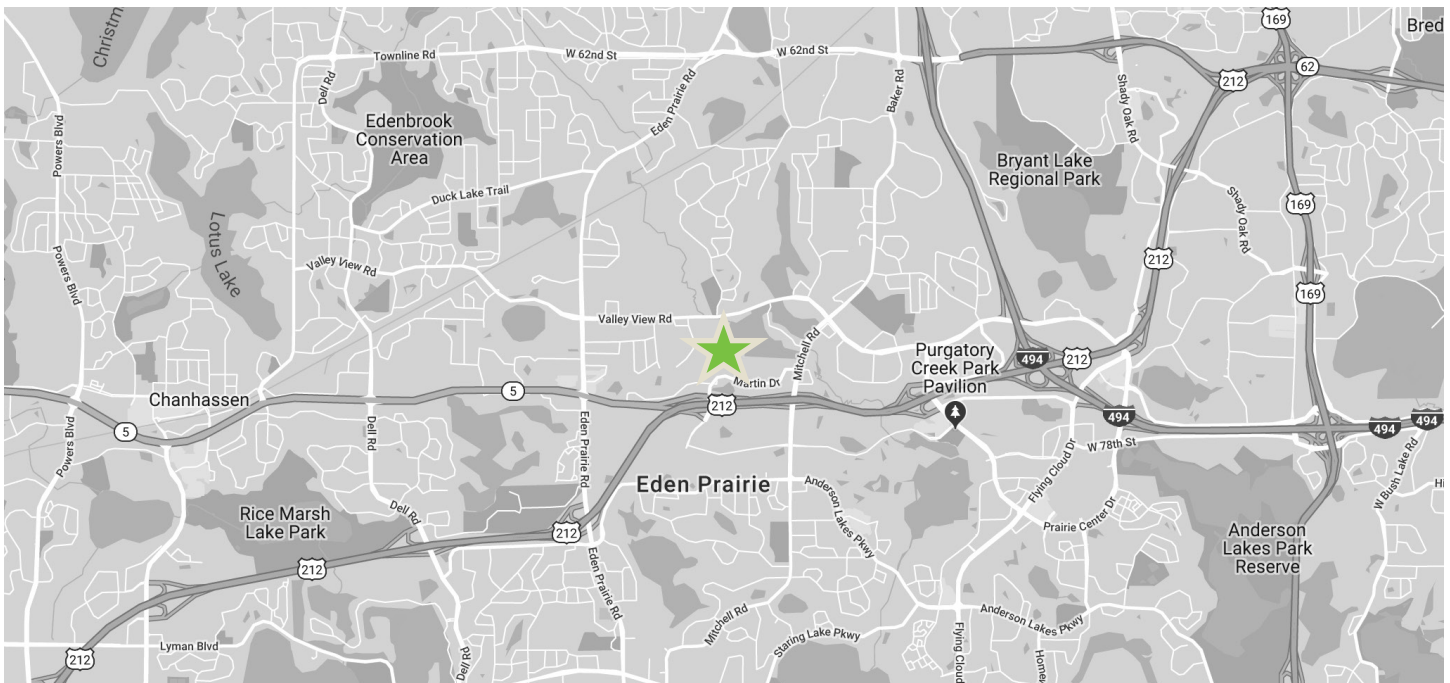


**TEMPERATURE CONTROL AND POWER
DROPS EXISTING IN WAREHOUSE**

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Total Building	120,000 SF	Year Built	1973
Available	60,000 SF 100% Warehouse Space	Sprinklered	Yes
Loading	3 docks, 1 drive-in	Parking	65 stalls
Clear Height	18'	Lease Rates	\$7.50 PSF Gross
Lot Area	9.3 acres		



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