

# FOR SALE OR LEASE

11180 86th Ave N | Maple Grove, MN 55369

**22,748 SF AVAILABLE  
ON 5.70 ACRES**



[CLICK HERE FOR PROPERTY WEBSITE](#)

**CONTACT:**

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# PROPERTY FEATURES

11180 86th Ave N | Maple Grove, MN 55369

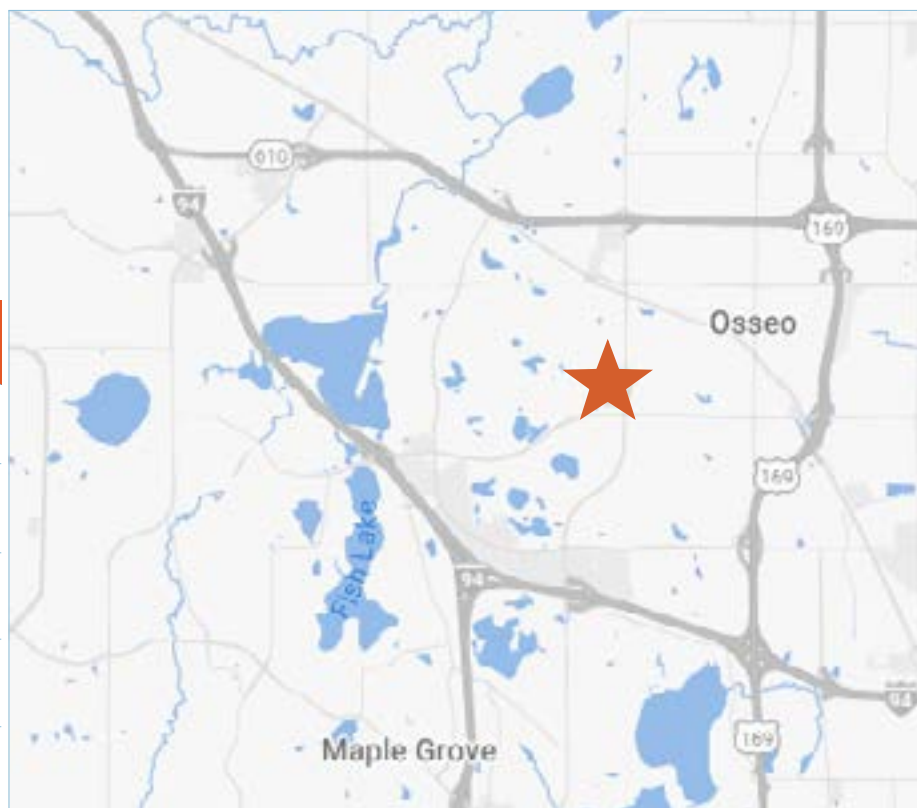
## Building Information

Building Size	22,748 SF
Property Size	5.70 Acres
Year Built	2003
Loading	9 Drive-in Doors, 2 Dock Doors
Power	1400 Amps, 277/480 Volt Service
Zoning	PUD-Planned Unit Development District

## Details

Sale Price	\$6,900,000
Building Lease Rate	Negotiable
Outside Storage Rate	Negotiable
2024 Taxes	\$76,252.38   \$4.32/SF
Date Available	Immediate Occupancy

- Outside storage is an approved use
- Fully fenced and secured lot
- Flexible zoning allows multiple uses
- Approximately 4,000 sq. ft. freezer space
- Truck wash bay

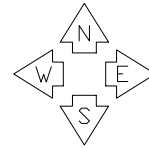


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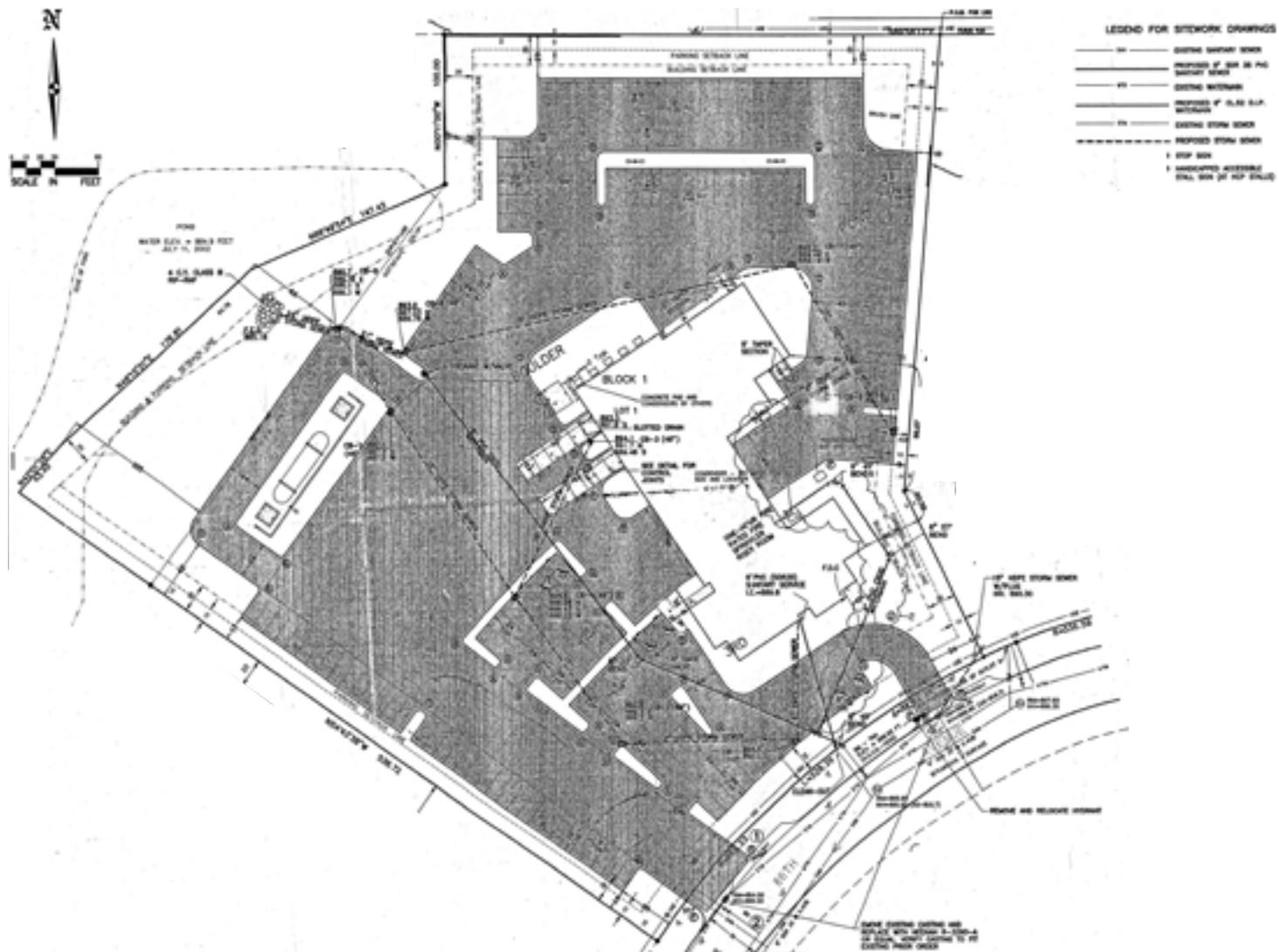
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# SITE MAP

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# AERIAL VIEW

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# PHOTOS

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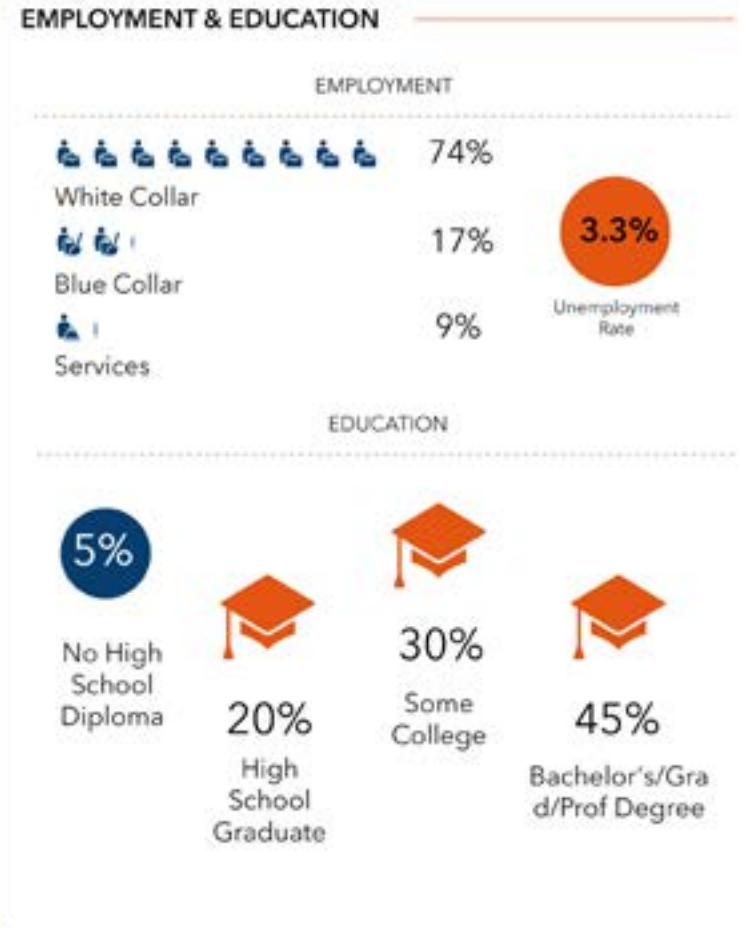
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# DEMOGRAPHICS

11180 86th Ave N | Maple Grove, MN 55369



Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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