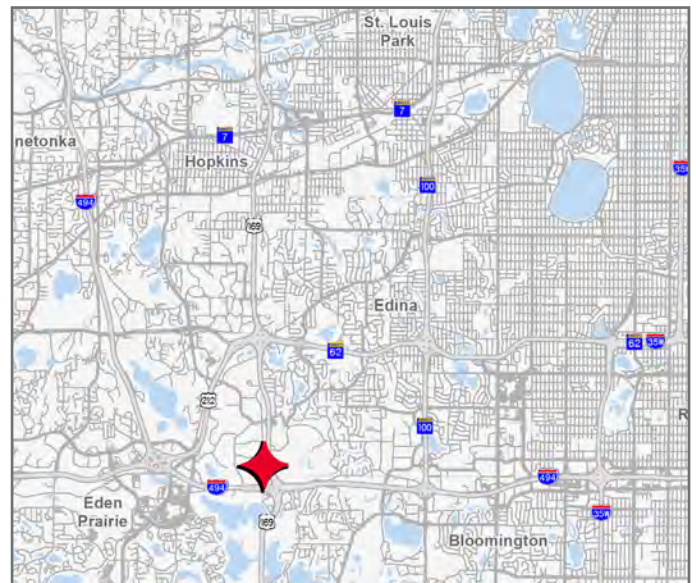




## 5,083 SF AVAILABLE

### Property Highlights

- Fantastic location in the Golden Triangle
- Many area amenities
- Great access to Hwy 169 and 494
- Fully sprinklered
- Weather protected truck court
- Covered loading
- Ample parking



**Kris Smeltzer**

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**Danny McNamara**

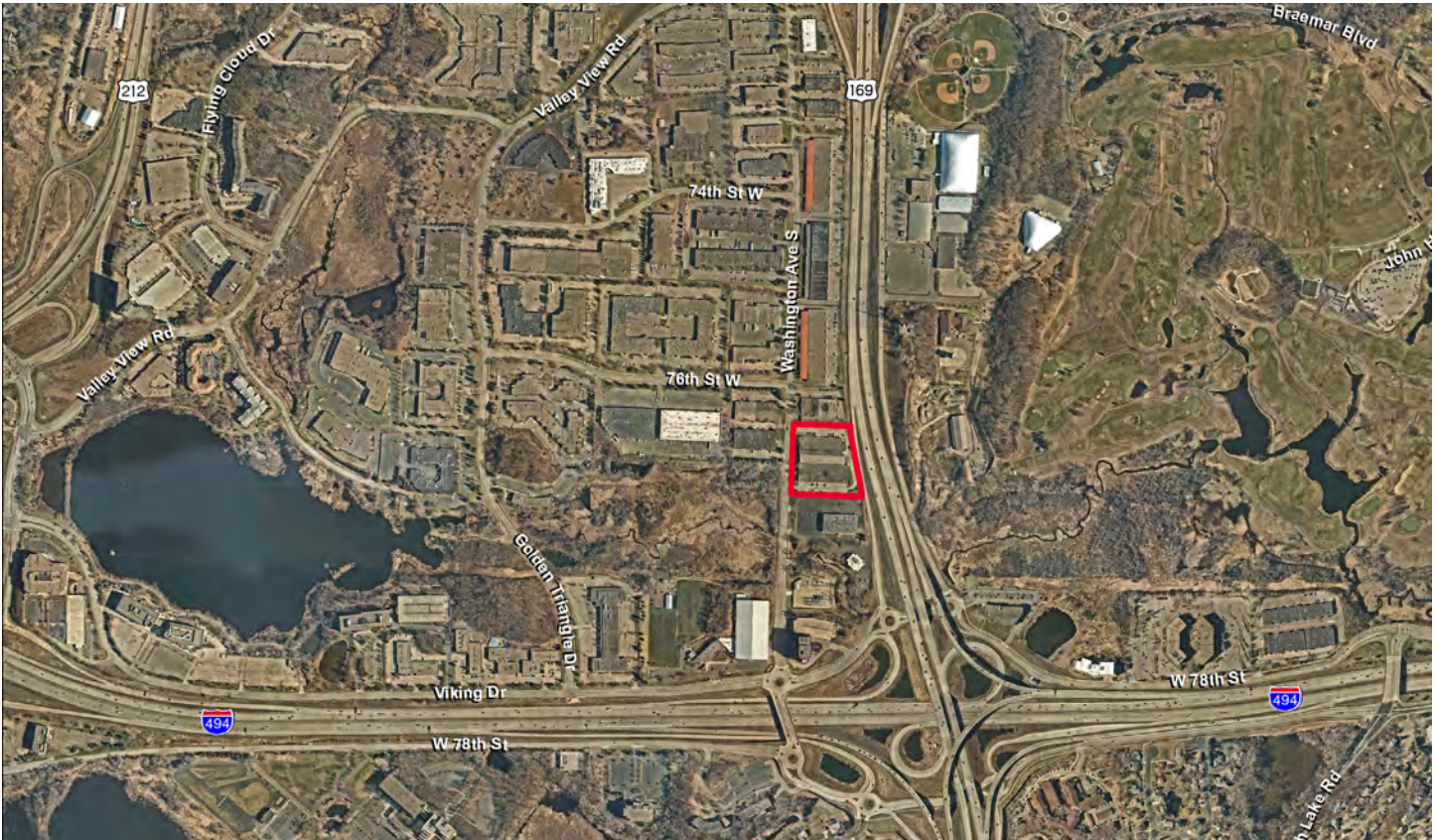
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## Property Highlights

<b>Building Size</b>	77,500 SF	<b>Fire Protection</b>	Fully sprinklered
<b>Year Built</b>	1971	<b>Lease Rates</b>	Negotiable
<b>Clear Height</b>	18'	<b>Total Tax/CAM</b>	\$4.90 PSF (2025)

## Space Available

Suite	Total	Warehouse	Office	2nd Level Office	Loading
7685	5,083 SF	1,875 SF	1,604 SF	1,604 SF	1 dock

**Suite 7685**

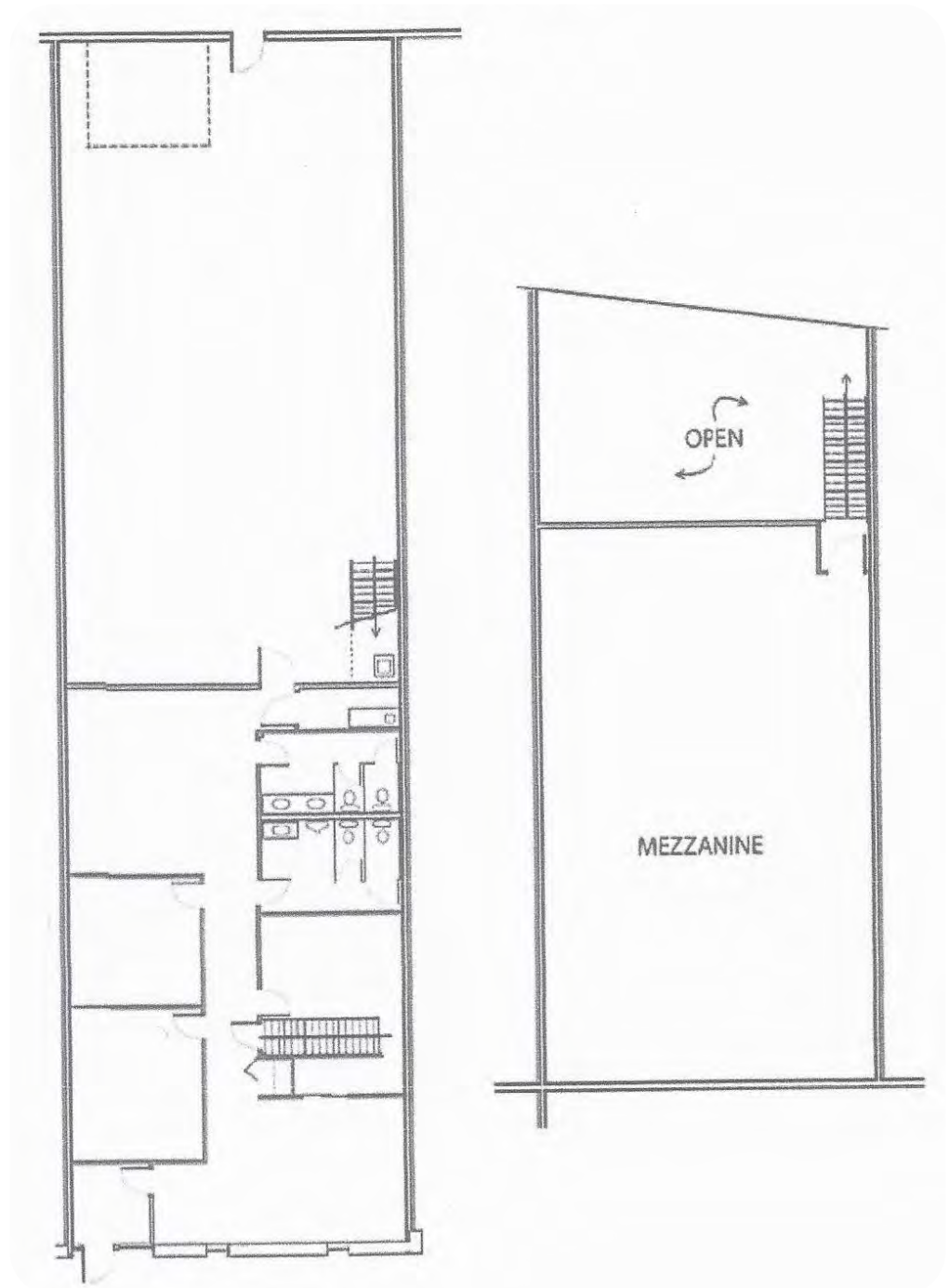
1,604 SF Office

1,604 SF 2nd Level Office

1,875 SF Warehouse

5,083 SF Total

1 dock







FOR LEASE

# Edina Warehouse

7651-7697 Washington Ave S, Edina, MN



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