

AVAILABLE  
**32,000 SF TOTAL**



**7225 WASHINGTON AVE  
EDINA, MN**



# PROPERTY INFORMATION

**KRIS SMELTZER**  
Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

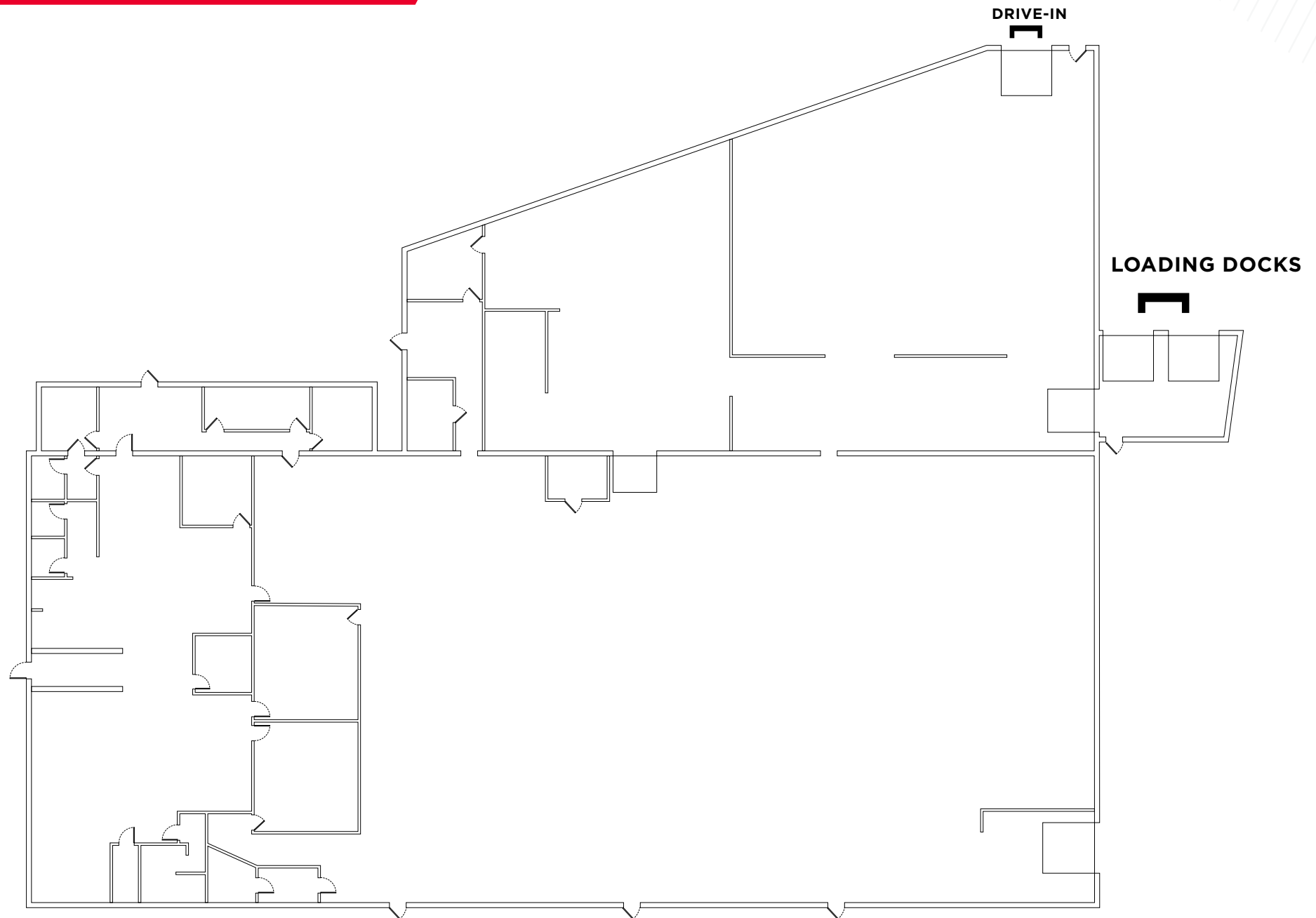
**HUDSON BROTHEN**  
Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

- CLOSE PROXIMITY TO LOCAL AMENITIES
- EASY ACCESS TO HWY 169 & 494
- EXCELLENT VISIBILITY TO HWY 169

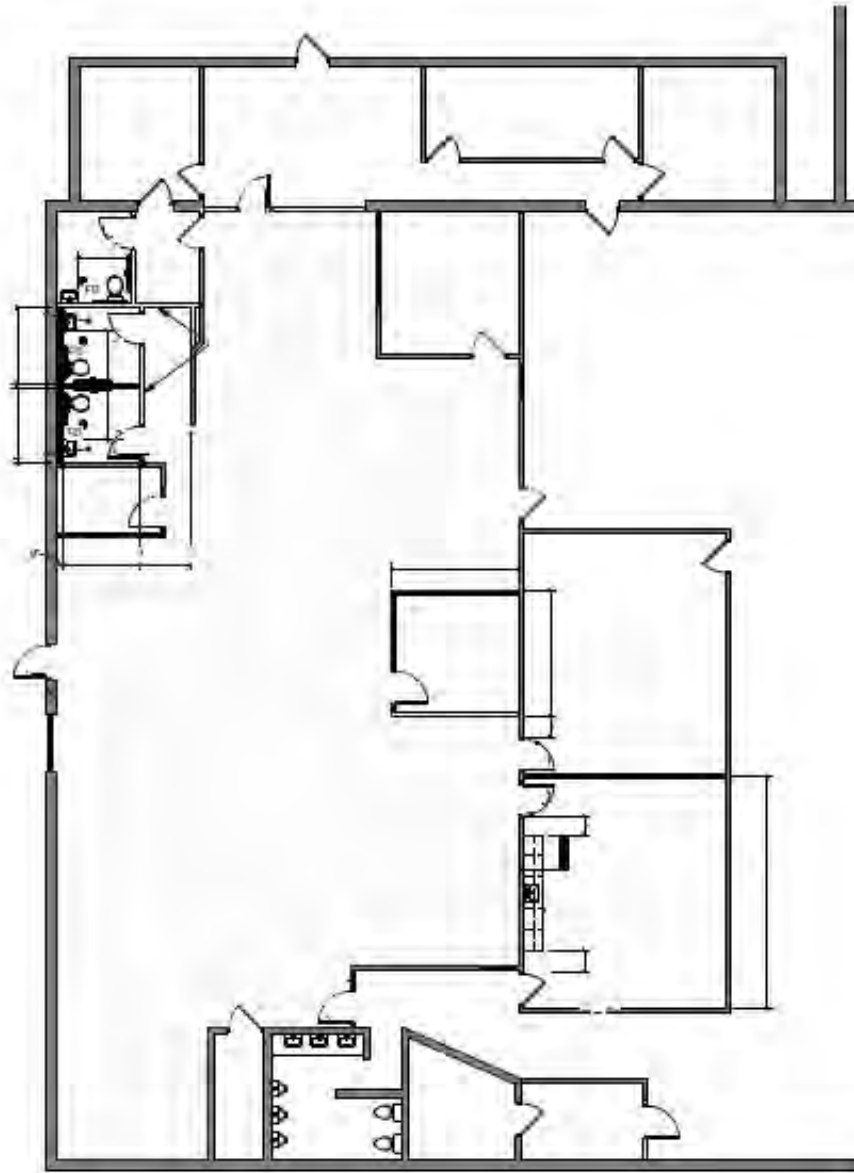
Address	7225 Washington Ave Edina, MN
Lease Rates	\$13.00 PSF Office \$7.00 PSF Warehouse/Production
Sale Price	Negotiable
Building Size	7,000 SF Office <u>25,000 SF Warehouse</u> 32,000 F Total
Acres	2.13 Acres
Loading	3 Docks 1 drive-in
Clear Height	13'10" - 14'7"
Year Built	1979
Zoning	Industrial
2025 Property Taxes	\$79,488.82



# WAREHOUSE FLOOR



# OFFICE FLOOR PLAN

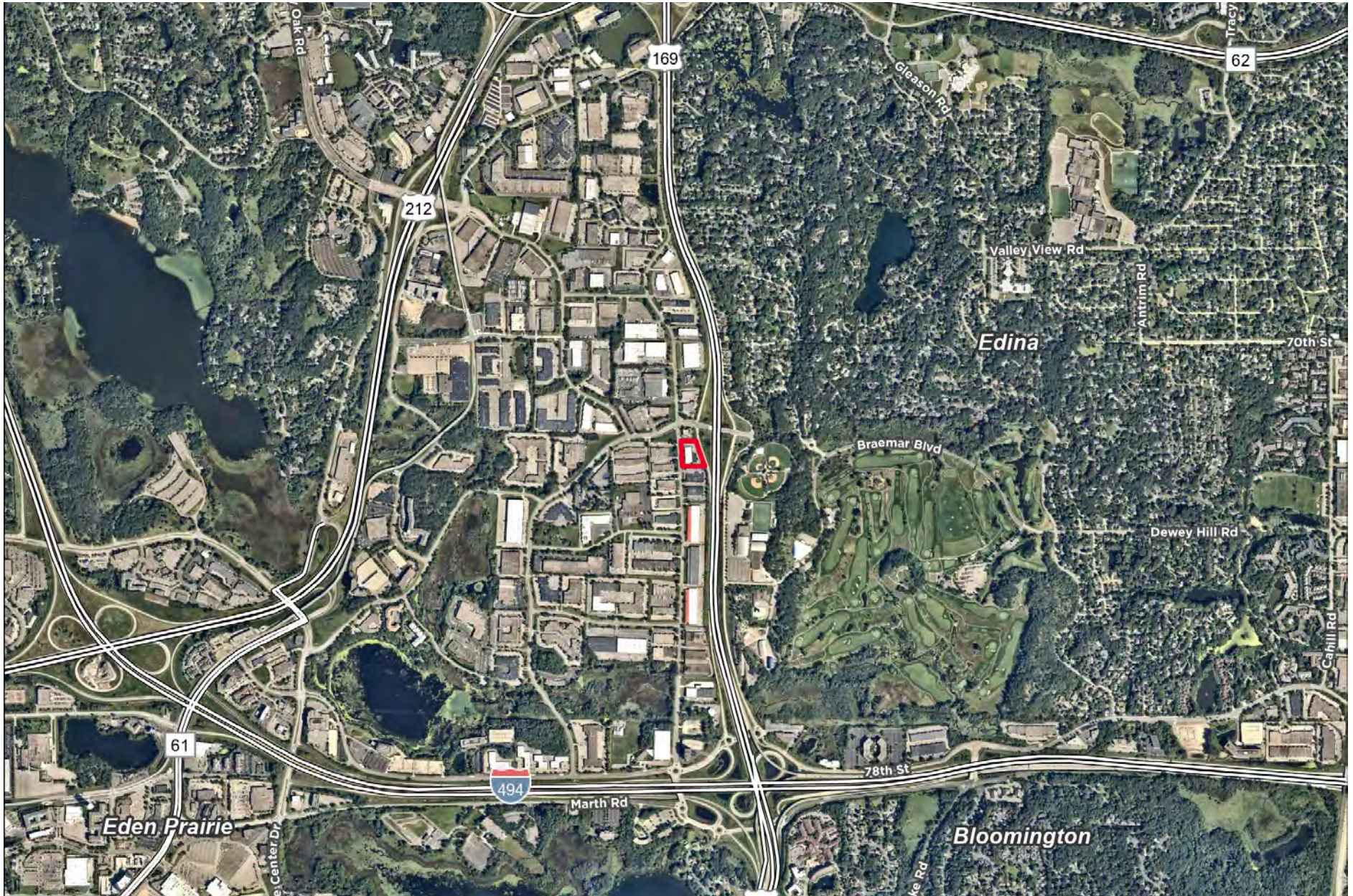




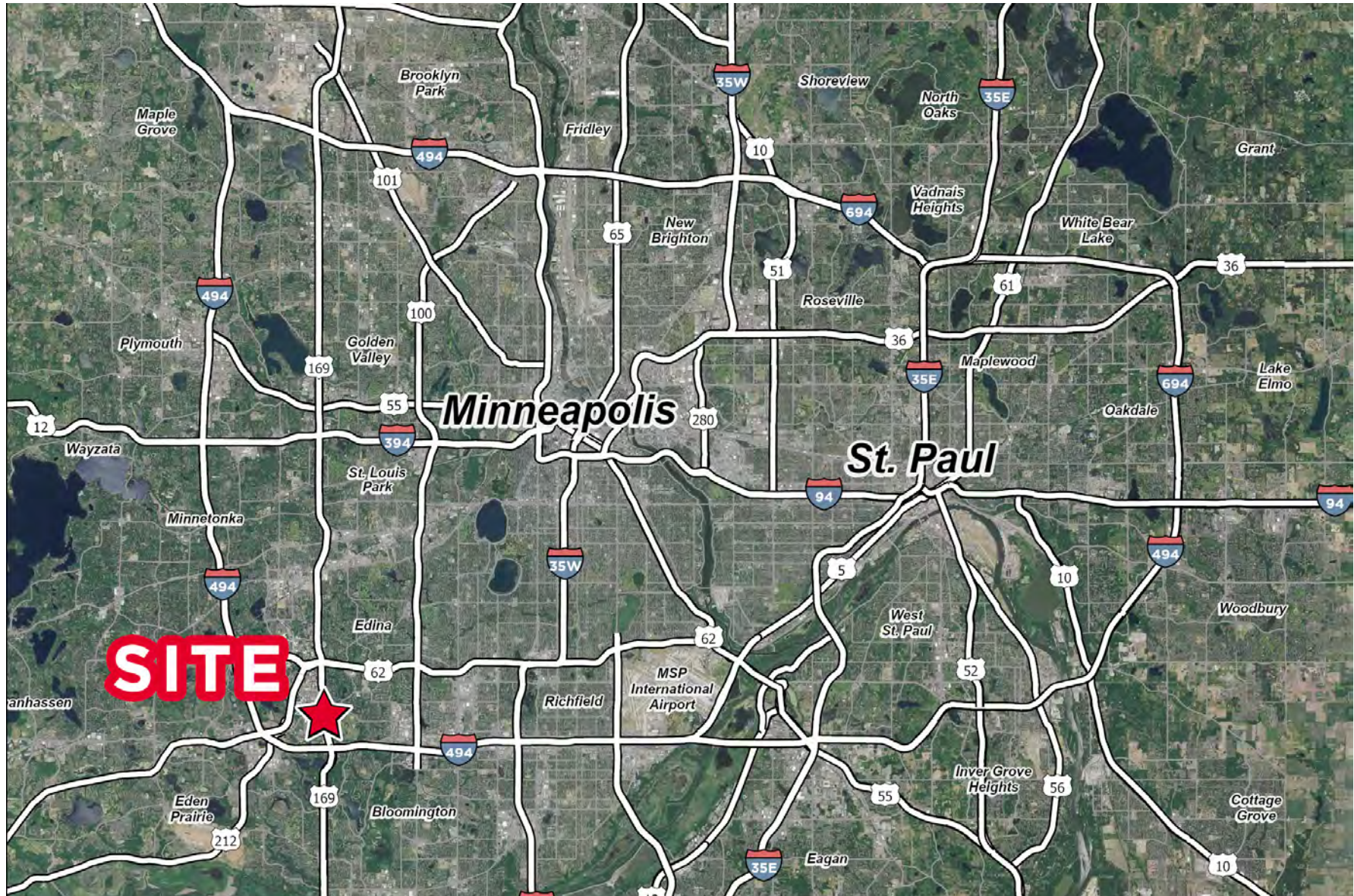
# PROPERTY PHOTOS















**KRIS SMELTZER**

Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

**HUDSON BROTHEN**

Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com

3500 American Blvd W, Suite 200  
Minneapolis, MN 55431  
952 831 1000  
industrialmn.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

