

AVAILABLE
32,000 SF TOTAL



**7225 WASHINGTON AVE
EDINA, MN**

PROPERTY INFORMATION

KRIS SMELTZER
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HUDSON BROTHEN
Executive Director
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- CLOSE PROXIMITY TO LOCAL AMENITIES
- EASY ACCESS TO HWY 169 & 494
- EXCELLENT VISIBILITY TO HWY 169

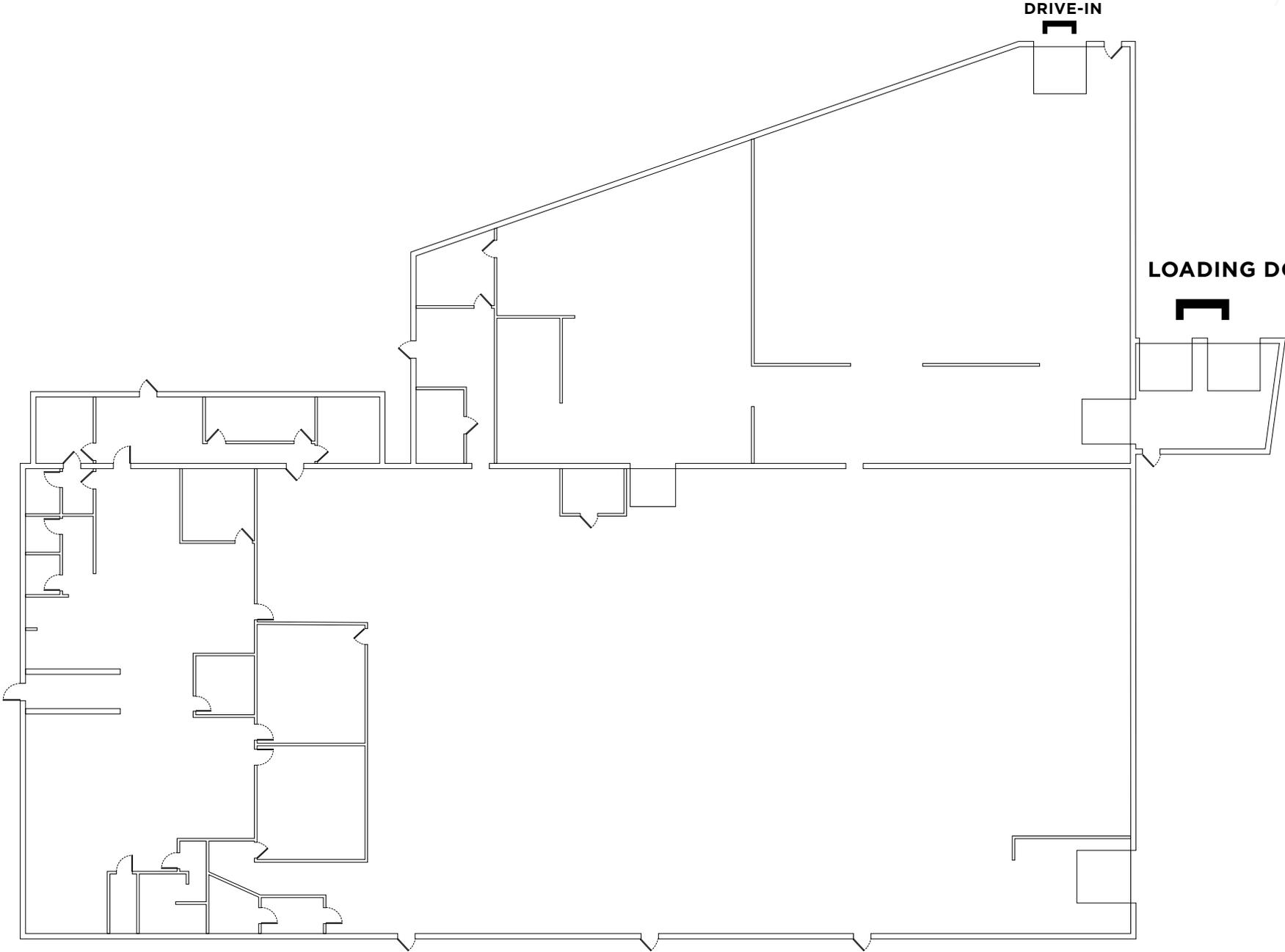
Address	7225 Washington Ave Edina, MN
Lease Rates	\$13.00 PSF Office \$7.00 PSF Warehouse/Production
Sale Price	Negotiable
Building Size	7,000 SF Office <u>25,000 SF Warehouse</u> 32,000 F Total
Acres	2.13 Acres
Loading	3 Docks 1 drive-in
Clear Height	13'10" - 14'7"
Year Built	1979
Zoning	Industrial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



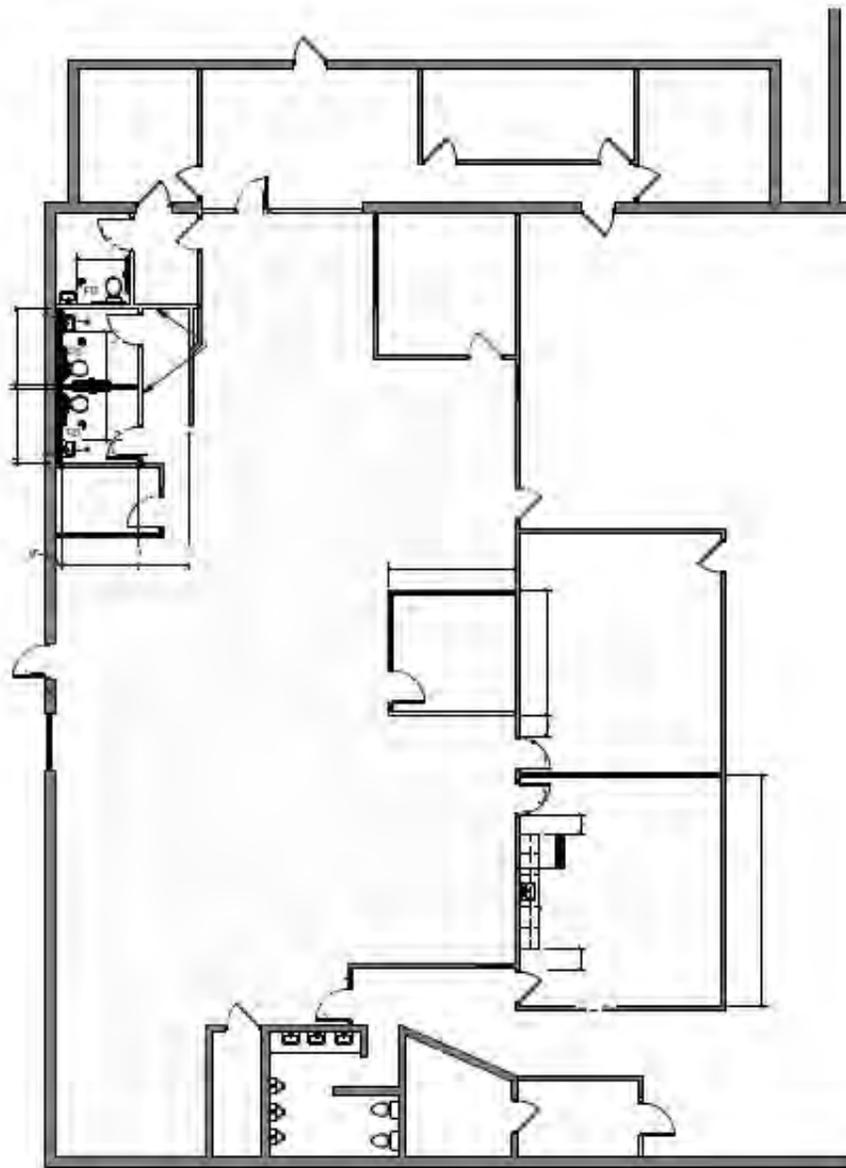
WAREHOUSE FLOOR

DRIVE-IN

LOADING DOCKS

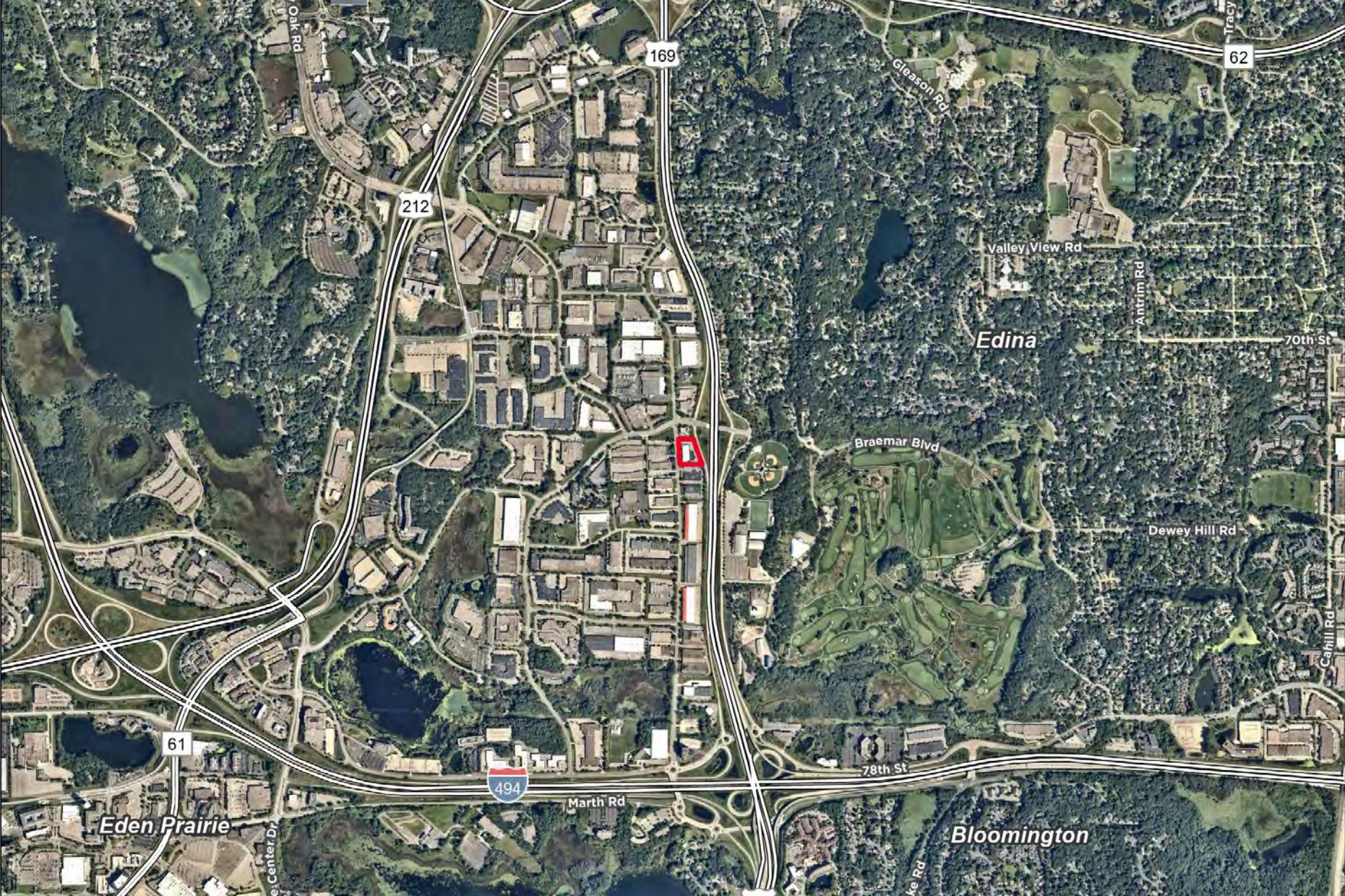


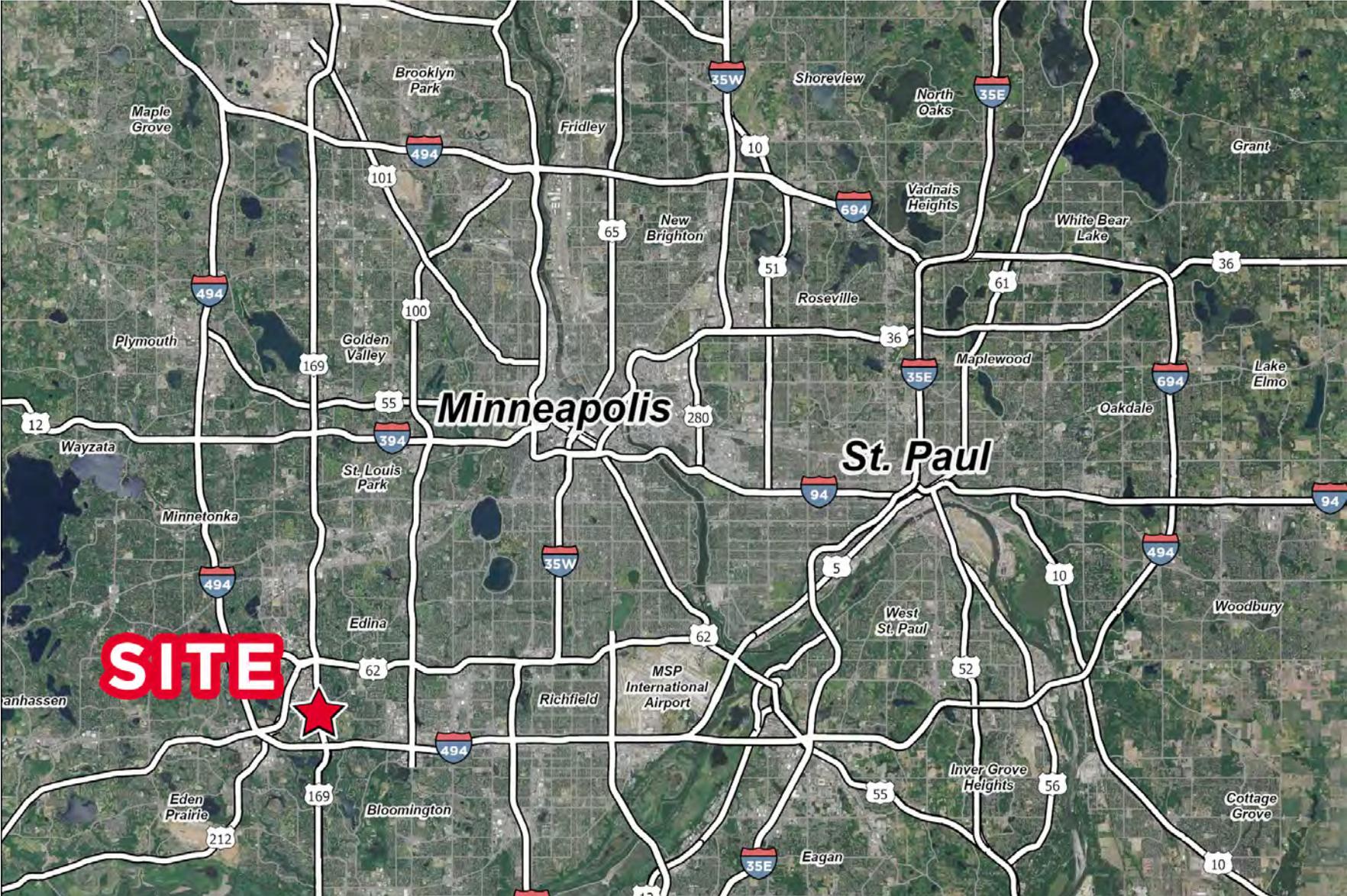
OFFICE FLOOR PLAN



PROPERTY PHOTOS









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