

EDINA INTERCHANGE V

5150 W 76th St
Edina, MN





PROPERTY OVERVIEW

5150 W 76th St. Edina, MN

1ST LEVEL OFFICE	11,828 SF
2ND LEVEL OFFICE	12,441 SF
WAREHOUSE	48,055 SF
TOTAL	72,324 SF

- EXCELLENT EDINA LOCATION
- EASY ACCESS TO HWY 100 & I-494
- DIVISIBLE BY 25,000 SF
- EXCELLENT LABOR POOL

CLEAR HEIGHT:	18'
COLUMN SPACING:	36'-7" X 40'-2"
LOADING:	9 DOCK DOORS
PARKING RATIO:	1.67/1,000 SF
FIRE PROTECTION:	WET SYSTEM
HVAC:	FULLY AIR-CONDITIONED
LEASE RATES:	NEGOTIABLE
2026 TAX & CAM:	\$2.23 CAM
	\$0.21 INS
	<u>\$2.54 TAX</u>
	<u>\$4.98 PSF TOTAL</u>

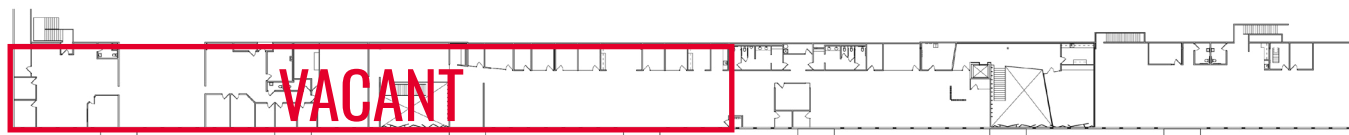


FLOOR PLANS

1ST LEVEL OFFICE	11,828 SF
2ND LEVEL OFFICE	12,441 SF
WAREHOUSE	48,055 SF
TOTAL AVAILABLE SF	72,324 SF



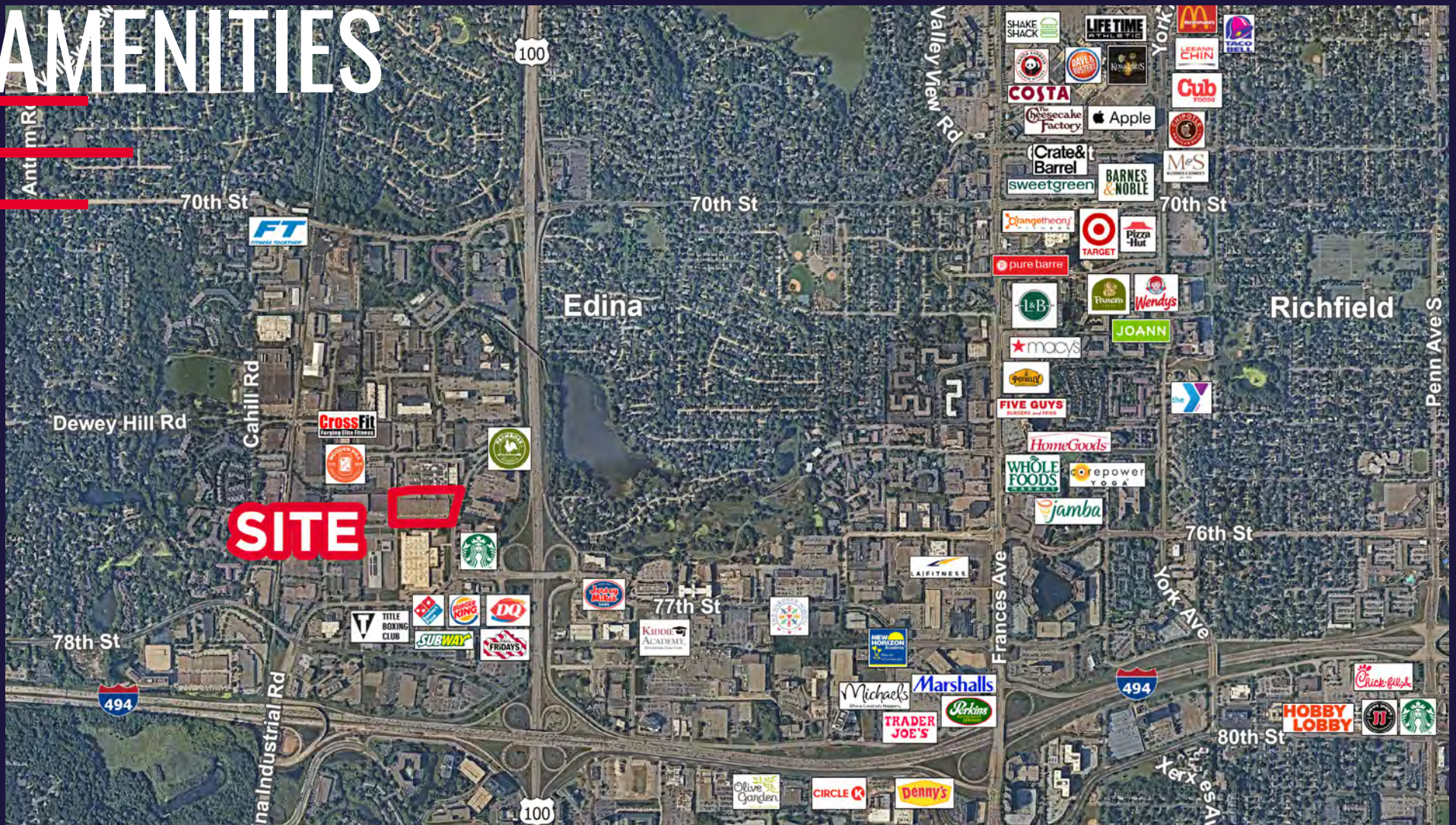
1 | Overall Ground Floor Plan
SCALE: 1" = 40'-0"



2 | Overall Mezzanine Plan
SCALE: 1" = 40'-0"



AMENITIES



LOCATION



Please contact us for more information:

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