

FOR LEASE

Owned and Operated by



Crosstown Distribution Center

6801 Shady Oak Rd, Eden Prairie, MN

14,975 SF Available



Property Highlights

- 18' clear height
- Rare vacancy in the Golden Triangle
- Excellent Eden Prairie location with access to Highway 169 and 212
- Many area amenities

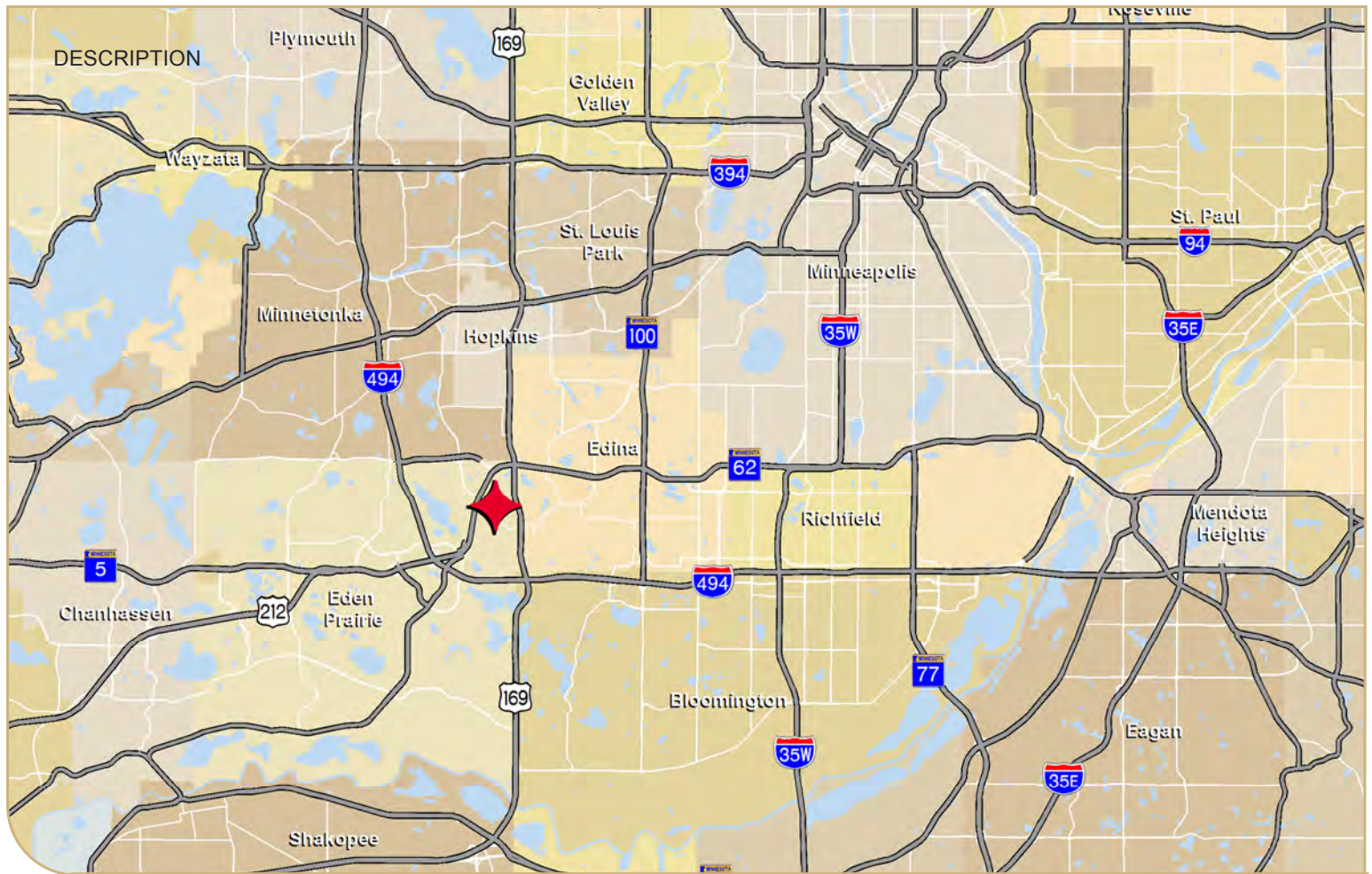


LEASING INFO & CONTACT

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



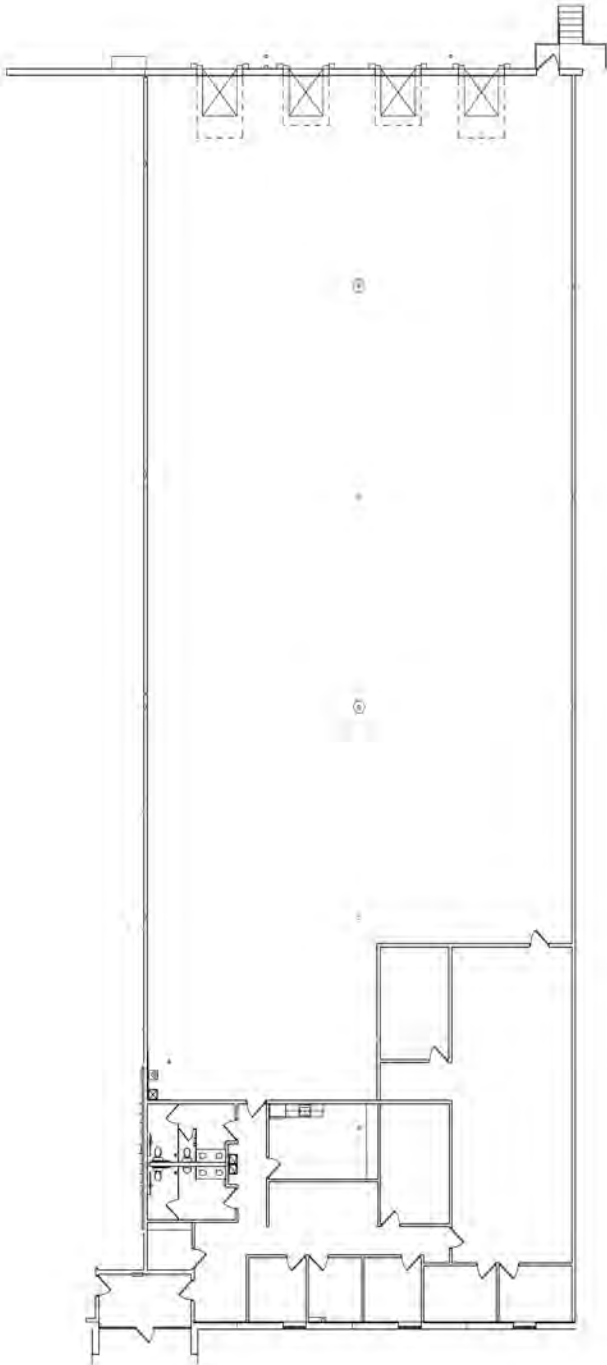
Property Highlights

Total Building Size	90,651 SF	Bay Depth	200'	
Year Built	1980	Lease Rates	Negotiable	
Zoning	Industrial	2025 Tax/CAM	Tax:	\$2.89 PSF
			CAM:	<u>\$1.84 PSF</u>
Clear Height	18'		Total:	\$4.72 PSF
Col. Spacing	57' x 32'			

Space Available

Suite Number	Total Size	Office	Warehouse	Loading
6805	14,975 SF	4,852 SF	10,123 SF	4 docks

Floor Plan



Site Plan

